



CITY COUNCIL AGENDA REPORT

MEETING DATE: APRIL 4, 2006

ITEM NUMBER:

**SUBJECT: GENERAL PLAN AMENDMENT GP-05-11A
ZONING CODE AMENDMENT CO-05-05
MIXED-USE OVERLAY ZONING DISTRICT R-05-06A
SOBECA URBAN PLAN FOR BRISTOL STREET CORRIDOR AREA SP-05-06**

DATE: MARCH 17, 2006

FROM: PLANNING DIVISION/DEVELOPMENT SERVICES DEPARTMENT

PRESENTATION BY: CLAIRE L. FLYNN, AICP, SENIOR PLANNER

**FOR FURTHER INFORMATION CONTACT: CLAIRE L. FLYNN, AICP, SENIOR PLANNER
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RECOMMENDATION

Pursuant to the Planning Commission's recommendation:

1. Approve resolution adopting SoBECA Initial Study/Mitigated Negative Declaration (*State Clearinghouse No. 2005021044*) and Mitigation Monitoring Program General Plan Amendment GP-05-11A.
2. Give first reading to Ordinance adopting Zoning Code Amendment CO-05-05.
3. Give first reading to Ordinance adopting Overlay Zone Petition R-05-06A.
4. Approve resolution adopting SoBECA Urban Plan SP-05-06.

BACKGROUND

Bristol Street Mixed-Use Overlay Committee

On September 16, 2002, Council appointed the Bristol Street Committee to conduct a land use analysis and to make recommendations for a mixed-use urban plan area in the South Bristol Street corridor. For almost three years, the Bristol Street Mixed-Use Overlay Committee developed mixed use development provisions which provided the foundation for the South Bristol Entertainment & Cultural Arts "SoBECA" Urban Plan.

Five Study Sessions and Two Public Hearings by Planning Commission

On October 11, 2005, the City Council and Planning Commission held a joint study session. The primary objective was to receive initial feedback from City Council and

Planning Commission regarding the four draft urban plans, released in early September 2005 for public review and comment. On December 5, 2005, January 17, 2006, and February 6, 2006 and March 6, 2006, Planning Commission conducted additional study sessions on the urban plan documents.

On February 13 and March 13, 2006, Planning Commission conducted public hearings on the proposed SoBECA Urban Plan. The Planning Commission staff report from the March 13th meeting provides additional background information and is provided as Attachment 7.

ANALYSIS

Project Location

The 39-acre SoBECA Urban Plan area is located south of Baker Street, east of the SR-73 Freeway, and north of the intersection of the SR-73/SR-55 Freeways. Attachment 1 identifies the project study area boundaries. Attachment 2 provides site photographs of existing development in the project study area.

Proposed Project

The proposed project includes a City-initiated Mixed-Use Overlay District and SoBECA Urban Plan for the Bristol Street Corridor area requiring the following discretionary approvals:

1. General Plan Amendment GP-05-11A: (1) to amend the description of the General Commercial and Light Industrial land use designations to include mixed-use development within a mixed-use overlay zone; (2) to include text descriptions of SoBECA Urban Plan; (3) to amend the Noise Element to describe acceptable exterior residential noise standards for mixed-use development in industrial zones.
2. Zoning Code Amendment CO-05-05: An Ordinance of the City Council of the City of Costa Mesa, California amending Title 13 of the Costa Mesa Municipal Code to establish provisions and review procedures for a mixed-use overlay district and to establish exterior residential noise requirements for mixed-use development.
3. Mixed-Use Overlay Zoning District R-05-06A: Application of the Mixed-Use Overlay Zoning District on Zoning Map to the area included in the SoBECA Urban Plan.
4. SoBECA Urban Plan SP-05-06: A regulating plan establishing provisions for mixed-use development in the 39-acre SoBECA plan area.

Significant Issues Considered by Planning Commission

The "Responses to Comments" document of the SoBECA Initial Study/Mitigated Negative Declaration provides detailed responses on significant issues raised during the public review period and at public meetings on the SoBECA Urban Plan. Following is a brief summary of major issues.

1. *Projected development scenario is within capacity of General Plan.* As incentive plans, the SoBECA Urban Plan establishes a mechanism for major private market reinvestment and revitalization. To develop a theoretical development scenario for environmental analysis purposes, staff projects that 50 percent of the properties in the overlay zoning districts over the next 20 years may be developed, redeveloped, or adaptively-reused as a mixed-use development or residential condominium project.
 - **SoBECA Urban Plan** - The net change of existing conditions (Year 2005) compared to the projected development scenario (Year 2025) results in the following "proposed project development scenario":
 - Addition of 455 residential units, including 171 live/work units
 - Reduction of 68,115 commercial square feet
 - Reduction of 75,477 light industrial square feet
 - Reduction of 151 general commercial jobs
 - Reduction of 161 light industrial jobs
 - Addition of 171 live/work related jobs
2. *Average daily trip volumes would not significantly increase as a result of plan implementation.* The City's traffic consultants (Austin-Foust & Associates) completed traffic studies, which modeled the projected development scenario over the next twenty years. The trip generation data indicate that for the SoBECA Urban Plans, the average daily trips are projected to have a less than significant change from 21,518 to 21,589 ADT in General Plan conditions.
3. *Preparation of Responses to Comments is above minimum requirements by State Law.* State law does not require a Response to Comments document for an Initial Study/Mitigated Negative Declaration (IS/MND). However, a Response to Comments document was created to respond to questions received from Planning Commission/City Council during study sessions and to address comments received from the general public. This document provides responses on varying topics, including development/traffic assumptions, affordable housing issues, and proposed development standards.
4. *Mitigated Negative Declaration is considered appropriate environmental document.* Pursuant to the requirements of the California Environmental Quality Act (CEQA) and CEQA guidelines, staff determined that a mitigated negative declaration, and not an Environmental Impact Report (EIR), will be the appropriate CEQA document. To ensure comprehensive review by State agencies, the document

was circulated by the State Clearinghouse to provide additional opportunity by these agencies to comment on the document and suggest mitigation measures, as appropriate. As concurred by the City Attorney's office, staff believes the IS/MND (*State Clearinghouse No. 2005021044*) is appropriate for the following reasons:

- *Proposed overlay zone within development capacity of General Plan.* The proposed mixed-use development is anticipated to be ***within the development capacity*** of the Costa Mesa 2000 General Plan, and mitigation measures are proposed to minimize any significant impacts to below a level of significance. A traffic study completed by Austin-Foust concluded that trip generation for mixed-use development is expected to be lower than future General Plan conditions.
 - *State Agencies' comments incorporated into environmental document.* IS/MND was circulated by the State Clearinghouse of California for a 30-day public review period (instead of a 20-day public review period) during which State agencies (Department of Toxic Substances Control and Department of Conservation) reviewed and commented on the environmental document. Responses to comment letters are provided in the Responses to Comments document. These State agencies concurred with or provided mitigation measures to minimize impacts to below a level of significance.
 - *Utility/Service Providers concurred with mitigation measures in IS/MND.* As documented in the IS/MND prepared for SoBECA Urban Plan, Mesa Consolidated Water District, Costa Mesa Sanitary District, City Parks/Parkways Division, and other utility/service have indicated that significant impacts to utilities services/systems could be mitigated to below a level of significance. These mitigation measures are described in the IS/MND. Staff communicated directly with the Newport-Mesa Unified School District by phone and at meetings with the Costa Mesa Sanitary District and Orange County Sanitation District to gain concurrence on the mitigation measures and environmental conclusions of the IS/MND.
 - *Future environmental review required for any specific development project.* The IS/MND for the SoBECA Urban Plan fully discloses the anticipated environmental impacts of the proposed project as it relates to aesthetics, agricultural resources, air quality, biological resources, cultural resources, geology, and soils, hazards and hazardous materials, hydrology and water quality, land use planning, noise, population, and other environmental topics. As a program-level document for the project area, future development proposals will be subject to project-specific environmental review in the form of an IS/MND or EIR.
5. *Public Notice mailed to over 2,500 property and business owners for the SoBECA and Westside Urban Plans.* The City exceeded the minimum requirements for public noticing for the proposed Mixed-Use Overlay District by also noticing business owners in the Urban Plan area. A joint public notice containing

information on the SoBECA and Westside Urban Plans was provided to over 2,500 property owners, business owners, interested parties, and Committee members.

6. Mixed-Use monitoring is to be conducted every two years. Planning Commission required that mixed-use developments in the overlay district be monitored every two years. A "Mixed-Use Development Monitoring Report" shall be provided to the Planning Commission and City Council for review/approval and analysis regarding traffic, architectural and land use compatibility, parking standards, and other relevant issues.
7. Legal disclosures of existing surrounding uses are required to be made to prospective residents/buyers. As part of future Master Plan approvals for individual development projects, a condition of approval may require that the Covenants, Conditions, and Restrictions (CC&Rs) disclose the existing noise environment and any odor-generating uses within and surrounding the mixed-use development. The provision of the CC&Rs that relates to disclosures will be reviewed/approved by the City Attorney's office prior to recordation. A provision to the CC&Rs will also stipulate that any subsequent revisions to the CC&Rs related to this issue must be approved by the City Attorney's office. The City Attorney's office shall determine the legal mechanism employed to ensure disclosure of noise an odor generating uses.
8. Architectural and Land Use Compatibility is required for approved projects. A Health Risk Assessment Study and Phase 1 Environmental Assessment Study shall be required for all mixed-use development projects. The Urban Plan requires that new development in the mixed-use overlay district shall be compatible with existing development through vertical/horizontal articulation or architectural enhancements. In addition the proposed massing of buildings in new development shall be proportional to the mass and scale of other structures on the same block. The Urban Plan included amended text regarding architectural and land use compatibility requirements.
9. Master Plan is required to be prescreened by City Council and approved by Planning Commission. The adoption of the SoBECA Urban Plan does not permit mixed-use development by right. A Master Plan and environmental document must be approved for each development proposal. Furthermore, applicants for residential or mixed-use development projects in a mixed-use overlay district shall submit a screening application for consideration by City Council at a public meeting. No other concurrent application for development may be submitted for processing until City Council comments have been received. The purpose of the screening application will be to receive City Council comments on the merits and appropriateness of the proposed development. No other action on the screening application will be taken by City Council. The Planning Commission is the final review authority for the Mixed-Use Master Plan. (The flow chart on Page 5 of the SoBECA Urban Plan was amended to reflect this planning process.)

10. Mixed-Use parking standards are lower than traditional residential development and comparable to other cities. The residential parking standards for residential units in a mixed-use development are comparatively lower than the City's current parking requirements. This reduction in required parking is based on the following: (1) Reduced parking rates are applied for the residential component due to the anticipated reduction in parking demand from a specialized market of residents seeking alternative housing choices to traditional single-family residences; (2) Reduced parking rates account for residential guests/visitors joint use of parking areas. Residents and guests may park in commercial parking areas during off-peak business hours (i.e. after 6 p.m.) when these businesses may be closed. The mixed-use development parking standards proposed in the Urban Plan(s) are comparable to other cities.

Other Considerations

Staff has corrected an internal inconsistency regarding lot coverage in the Development Standards table (Page 10 of SoBECA Urban Plan). The Urban Plan has been amended to clarify that a maximum 90% lot coverage and minimum 10% open space will be required for mixed-use development. Furthermore, a clarification was also added to indicate that residential open space requirements (i.e. 200 sq.ft. per dwelling unit) do not apply to live/work units.

ALTERNATIVES CONSIDERED

City Council has the following alternatives for consideration:

1. Adopt proposed project to create a Mixed-Use Overlay District and related mixed-use development provisions for the SoBECA Urban Plan area. This action may include any revisions to the planning documents as requested by City Council. The approval of the proposed project would provide development incentives for revitalization of the SoBECA Urban Plan area into mixed-use development, including live/work lofts.
2. Deny the proposed project. This action is not to adopt the Initial Study/Mitigated Negative Declaration, the General Plan amendment, Zoning Code Amendment, and overlay zone petition for the application of the mixed-use overlay zoning district on the Zoning map, and SoBECA Urban Plan. Developers proposing a mixed-use development project in the SoBECA plan area will need to apply for a rezone to a Planned Development Commercial (PDC) or Planned Development Industrial (PDI) zone, and comply with the development standards of the appropriate zone. Live/work units would still not be allowed since the Zoning Code does not allow live/work uses.

FISCAL REVIEW

Fiscal review is not required for this item.

LEGAL REVIEW

Legal review is not required for this item.

CONCLUSION

Pursuant to Council direction and in conjunction with the Bristol Street Mixed-Use Overlay Committee and Planning Commission's recommendation, staff has prepared the planning documents required to implement a mixed-use overlay district in the Bristol Street corridor area.

The SoBECA Urban Plan indicates that mixed-use development projects will likely decrease overall trip generation over time when compared to more traditionally-zoned properties in Costa Mesa. The existing land uses in the base zoning district would remain in place, unless the property owner wishes to convert to mixed-use development trips pursuant through a Master Plan approval. The proposed Zoning Code Amendment includes requirements for compliance with land use adjacency and compatibility standards to ensure that mixed-use development would not be adversely impacted by surrounding existing nonresidential uses. The proposed project does not expressly authorize any specific development proposal, as subsequent Master Plan approval and project-specific environmental analysis would be required.



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Attachments:

1. Vicinity Map
2. Site Photographs
3. Resolution for General Plan Amendment
4. Ordinance for Zoning Code Amendment
5. Ordinance for Overlay Zone Petition
6. Resolution for SoBECA Urban Plan

7. 3/13/06 PC Minutes Excerpt, 3/13/06 PC Staff Report and Resolution
8. SoBECA Urban Plan (by separate cover)
9. Responses to Comments (by separate cover)
10. Initial Study/Mitigated Negative Declaration (by separate cover)

cc: City Manager
City Attorney
Public Services Director
Administrative Services Director
Peter Naghavi, Transportation Svs. Mgr.
Raja Sethuraman, Associate Engineer
City Clerk
Staff (4)
File (2)

Bristol Street Mixed-Use Overlay Committee

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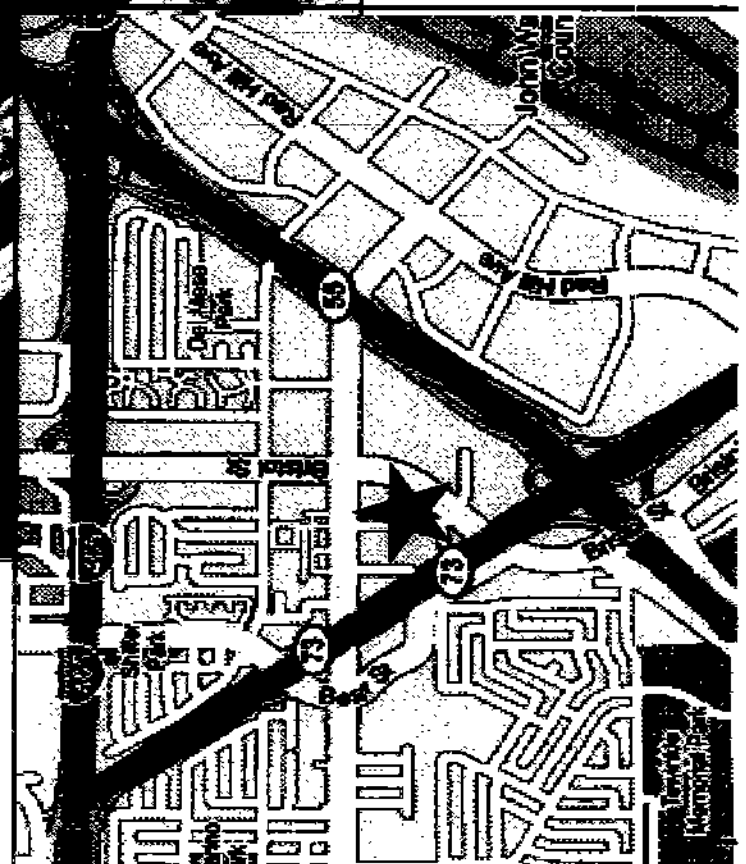
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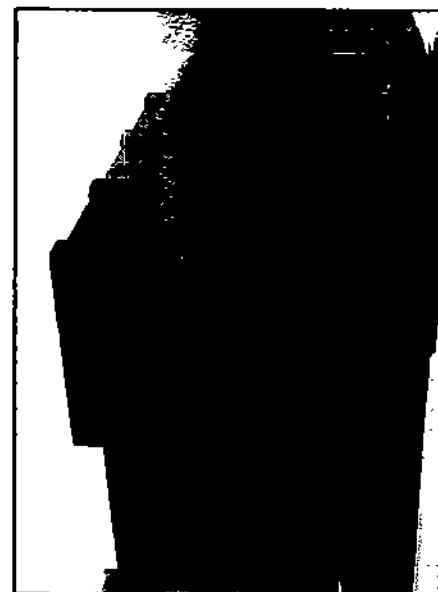
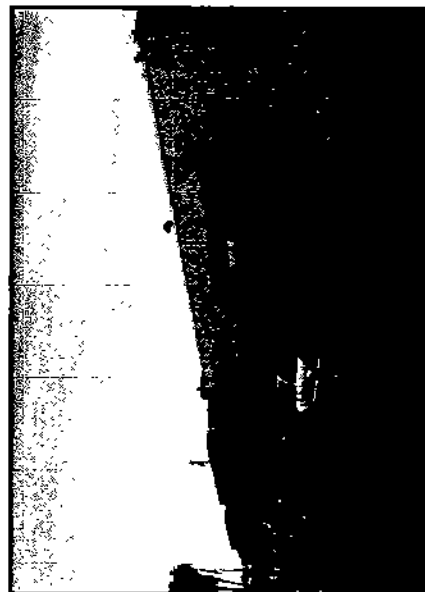
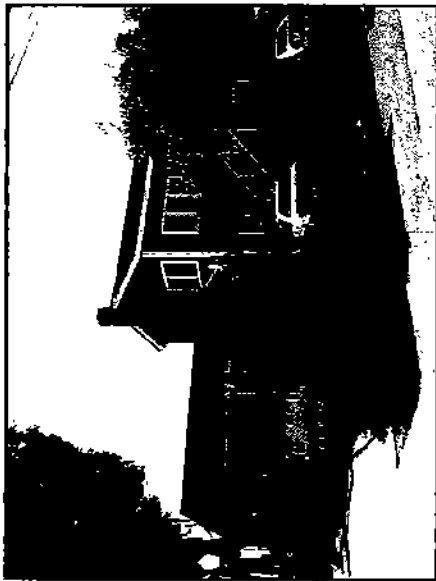
Other Interested Party
Al Marshall/Eric Nelson
Red Mountain Retail Group

File: 040406SOBECA	Date: 032006	Time: 4:30 p.m.
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Attachment 1: Vicinity Map

Attachment 2: Collection of site photos
of businesses in the SoBECA Urban Plan



Attachment 3

Resolution for General Plan Amendment

RESOLUTION NO. 06-

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY
OF COSTA MESA, CALIFORNIA ADOPTING SOBECA
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION
AND GENERAL PLAN AMENDMENT GP-05-11A
REGARDING A MIXED-USE OVERLAY DISTRICT.**

**THE CITY COUNCIL OF THE CITY OF COSTA MESA DOES HEREBY RESOLVE AS
FOLLOWS:**

WHEREAS, the Costa Mesa City Council of the City of Costa Mesa adopted the 2000 General Plan on January 22, 2002;

WHEREAS, the General Plan is a long-range, comprehensive document that serves as a guide for the orderly development of Costa Mesa;

WHEREAS, by its very nature, the General Plan needs to be updated and refined to account for current and future community needs;

WHEREAS, the overall proposed project involves the following: (1) General Plan Amendment GP-05-11A to establish a Mixed-Use Overlay District and related provisions in the Land Use and Noise Elements; (2) Zoning Code Amendment C0-05-05 to establish zoning provisions and review procedures and identify appropriate residential noise standards in a mixed-use overlay district; (3) Overlay Zone Petition R-05-06A to apply a mixed-use overlay zoning district on the Zoning Map to the specified Urban Plan area; (4) SoBECA Urban Plan SP-05-06 to adopt a regulating plan for mixed-use development in the Bristol Street corridor area;

WHEREAS, General Plan Amendment GP-05-11A amends the 2000 General Plan text as shown in Exhibit "A" to establish a Mixed-Use Overlay District and related mixed-use development provisions in the Land Use and Noise Elements;

WHEREAS, public hearings were held on February 13 and March 13, 2006 by the Planning Commission and on April 4, 2006 by the Costa Mesa City Council, in accordance with Section 65355 of the Government Code of the State of California, with all persons having been given the opportunity to be heard both for and against the proposed project;

WHEREAS, the environmental review for the project was processed in accordance with the requirements of the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the City of Costa Mesa Environmental Guidelines, and an Initial Study/Mitigated Negative Declaration (IS/MND) and mitigation-monitoring program were prepared;

WHEREAS, the IS/MND (State Clearinghouse No. 2005021044) was circulated for review to State and local agencies by the State Clearinghouse for a 30-day review period from February 10, 2006 to March 11, 2006, and responses to substantive comments received during the public review period were included in the environmental document;

WHEREAS, according to the IS/MND, which reflects the independent judgment of the City of Costa Mesa, the proposed project could not have a significant effect on the environment. Additionally, the evidence in the record as a whole indicates that the project will not individually or cumulatively have an adverse effect on wildlife resources or habitat;

WHEREAS, the Planning Commission recommended City Council approval of the General Plan amendment by adopting Resolution PC-06-17.

WHEREAS, the Costa Mesa City Council deems it to be in the best interest of the City that said General Plan Amendment be adopted.

BE IT RESOLVED that the Costa Mesa City Council hereby adopts the SoBECA Initial Study/Mitigated Negative Declaration and Mitigation Monitoring Program;

BE IT FURTHER RESOLVED that the Costa Mesa City Council hereby adopts General Plan Amendment GP-05-11A that amends the text of the 2000 General Plan as set forth in Exhibit "A", which is attached to this resolution.

PASSED AND ADOPTED this _____ day of _____, 2006.

Mayor, City of Costa Mesa

STATE OF CALIFORNIA)
COUNTY OF ORANGE) ss.
CITY OF COSTA MESA)

I, Julie Folcik, City Clerk of the City Council of the City of Costa Mesa, hereby certify that the above and foregoing Resolution No. __ was duly and regularly passed and adopted by said City Council at a regular meeting thereof held on the __ day of _____, 2006.

IN WITNESS WHEREOF, I have hereby set my hand and affixed the Seal of the City of Costa Mesa this __ day of _____, 2006.

**City Clerk of the City Council
of the City of Costa Mesa**

EXHIBIT “A”

2000 GENERAL PLAN AMENDMENTS

LAND USE AND NOISE ELEMENTS

TABLE LU-1: LAND USE DESIGNATIONS (2005)

Land Use Designation	Residential Density DU/Acre ^a	Floor Area Ratio	Acres Developed	Acres Undeveloped (1999)	Total Acres	% of City
Low-Density Residential	≤8	Same as Neighborhood Commercial	2,168.3	1.8	2,170.1	26.8%
Medium-Density Residential ¹	≤12	Same as Neighborhood Commercial	794.5	30.7	825.2	10.2%
High-Density Residential ¹	≤20 ²	Same as Neighborhood Commercial	836.3	42.0	878.3	10.8%
Commercial-Residential	≤17.4	0.20/High Traffic 0.30/Moderate Traffic 0.40/Low Traffic	42.6	0.9	43.5	0.5%
Neighborhood Commercial	-	0.15/High Traffic 0.25/Moderate Traffic 0.35/Low Traffic 0.75/Very Low Traffic	42.4	2.5	44.9	0.6%
General Commercial ⁶	≤20	0.20/High Traffic 0.30/Moderate Traffic 0.40 Low Traffic 0.75/Very Low Traffic	610.7	20.4	631.1	7.8%
Commercial Center	≤20 ≤40 site-specific density for 1901 Newport Blvd ³	0.25/High Traffic 0.35/Moderate Traffic 0.45 Low Traffic 0.75/Very Low Traffic 0.70 Site-Specific FAR for 1901 Newport Blvd ³	29.4	63.3	92.7	1.2%
Regional Commercial	≤20	0.652/0.89 ⁴	114.7	0.0	114.7	1.4%
Urban Center Commercial	≤20	0.50 Retail 0.60 Office 0.79 Site-Specific FAR for So.Coast Metro Center ⁵	134.2	26.2	160.4	2.0%
Cultural Arts Center	-	1.77	49.0	5.0	54.0	0.7%
Industrial Park	≤20	0.20/High Traffic 0.30/Moderate Traffic 0.40/Low Traffic 0.75/Very Low Traffic	696.5	17.7	714.2	8.8%
Light Industry ⁸	≤20	0.15/High Traffic 0.25/Moderate Traffic 0.35/Low Traffic 0.75/Very Low Traffic	375.5	6.6	382.1	4.7%
Public/Institutional	-	0.25	1,281.3	0.5	1,281.8	15.8%
Golf Course	-	<0.01	560.1	0.0	560.1	6.9%
Fairgrounds	-	<0.10	146.4	0.0	146.4	1.8%
Total			7,881.9	217.5	8,099.5	100.0%

¹ Within the Medium- and High-Density Residential designation, existing residential units legally built in excess of the dwelling units per acre standard may be rebuilt at the same higher density subject to other zoning code standards. The allowable density or number of units to be redeveloped would be limited to the 1990 General Plan density with a 25% incentive bonus for Medium-Density or a 50% incentive bonus for High-Density; or the existing number of units, whichever is less.

² See High-Density Residential text regarding an area in North Costa Mesa where the density allowance is 25 to 35 DU/acre.

³ See Commercial Center text. ⁴See Regional Commercial text. ⁵See Urban Center Commercial text. 6. See text for Mixed-Use Development provisions.

**TABLE LU-4
COMMERCIAL BUILDING INTENSITY STANDARDS**

Land Use Designation	Very Low Traffic FAR	Low Traffic FAR	Moderate Traffic FAR	High Traffic FAR
Commercial –Residential	NA	0.40	0.30	0.20
Neighborhood Commercial	0.75	0.35	0.25	0.15
General Commercial ^a	0.75	0.40	0.30	0.20
Commercial Center ^d	0.75	0.45	0.35 ^d	0.25
Regional Commercial	a.	a.	a.	a.
Urban Center Commercial	b.	b.	b.	b.
Cultural Arts Center	c.	c.	c.	c.
Notes: a. 0.652/0.89 FAR. Refer to Regional Commercial discussion. b. 0.50 FAR for Retail, 0.60 FAR for Office, 0.79 FAR for S.C. Metro Center. Refer to Urban Center Commercial discussion. c. 1.77 FAR. Refer to Cultural Arts Center discussion. d. 0.70 Site-Specific FAR for 1901 Newport Boulevard. Refer to Commercial Center discussion. e. <u>With application of the mixed-use overlay district, the FAR may range from 1.0 to 1.25. Refer to appropriate land use designation discussion.</u>				

The Very-Low Traffic category allows commercial uses with daily trip generation rates of less than 3 trip ends per 1,000 square-feet of floor area. Allowable uses under this standard include mini-warehouse developments.

The Low Traffic category allows commercial uses with daily trip generation rates between 3 and 20 trip ends per 1,000 square-feet of floor area. Allowable uses under this standard include general offices, hospitals, motels, hotels, and furniture stores.

The Moderate Traffic category allows commercial uses with daily trip generation rates of between 20 and 75 trip ends per 1,000 square-feet of floor area. Allowable uses within this standard include general retail uses, car dealers, medical and government offices, auto repair, and dry cleaners.

The High Traffic category allows commercial uses with daily trip generation rates in excess of 75 trip ends per 1,000 square-feet of floor area. Allowable uses in this category include restaurants, convenience markets, service stations, and banks.

General Commercial

The General Commercial designation is intended to permit a wide range of commercial uses which serve both local and regional needs. These areas should have exposure and access to major transportation routes since significant traffic can be generated. General Commercial areas should be insulated from the most sensitive land uses, either through buffers of less sensitive uses or on-site mitigation techniques. The most intense commercial uses should be encouraged to locate on sites of adequate size to allow appropriate mitigation. Appropriate uses include those found in the Neighborhood Commercial designation plus junior department stores and retail clothing stores, theaters, restaurants, hotels and motels, and automobile sales and service establishments.

In the General Commercial designation, the allowable floor area ratios (FAR) are 0.20 for high traffic generating uses, 0.30 for moderate traffic generating uses, 0.40 for low traffic generating uses, and 0.75 for very low traffic generating uses (see Table LU-4). Development within this range would typically result in combinations of one- and two-story commercial buildings. Buildings in excess of two stories may be permitted in select areas where the additional height would not impact surrounding uses.

In conjunction with areas that are designated with the mixed-use zoning overlay district, the maximum FAR is 1.0. An increase to 1.25 FAR may be allowed for mixed-use plans exhibiting design excellence. In a mixed-use overlay district area, this FAR includes both residential and non-residential components, and the maximum number of stories is four.

Because of the wider range of uses and more building intensity permitted in the General Commercial designation, the population density within this designation will also be more intense than that found in the Neighborhood Commercial designation. The standard mix of uses in this designation would generate an average population density of 27 employees per acre. A development that consisted of office use only would require up to 60 employees per acre. Residency hotels such as single room occupancy (SRO) hotels may be located in the General Commercial district. These hotels would have resident populations of up to 117 persons per acre.

Mixed-use development projects are intended to provide additional housing opportunities in the City (such as certain portion of the Bristol Street and Baker Streets area) by combining residential and nonresidential uses in an integrated development. Additionally, this type of development is intended to revitalize areas of the city, without exceeding the capacity of the General Plan transportation system. Mixed-use developments shall be implemented through an adopted urban plan (such as the SoBECA urban plan) and shall be identified on the City's Zoning Map by designating either the CL, C1 and/or C2 base zoning districts with the mixed-use overlay district. The mix of uses can occur in either a vertical or horizontal design, up to four stories in height. Product types shall be identified in the applicable urban plan and may include live/work units and commercial/residential units where the residential uses are located above or adjacent to the nonresidential component. Nonresidential uses may include office, retail, business services, personal service, public spaces and uses, and other community amenities. The mix of residential and nonresidential uses would result in an average employee population of 22 employees per acre in the nonresidential component, and in the residential component, the average number of residents per acre is anticipated 65 persons. The total average population per acre is 87 persons.

Institutional uses are also appropriate in the General Commercial designation, provided that land use compatibility and traffic issues have been addressed. Institutional uses would require a discretionary approval.

As complementary uses, residential and other noncommercial uses may be allowed through the Planned Development process. Residential densities in planned development projects shall not exceed 20 dwelling units per acre. The corresponding population density is up to 50 persons per acre. Noncommercial uses would be subject to the same floor area standards as commercial uses in this designation.

The adoption of General Plan amendment (GP-02-06) established a site-specific FAR of 0.40 and trip budget of 186 AM peak hour trips and 281 PM peak hour trips for the 4.4-acre site located at 1626/1640 Newport Boulevard. These two standards allow the development of medical office uses or similar "moderate-traffic" generating uses provided that the site-specific trip budget is not exceeded.

Facilities that transfer, store, or dispose of hazardous wastes that are generated at another source (off-site) are most appropriately located in the Industrial Park and Light Industry land use designations; however, a facility with a purpose and scale of operation that is compatible with this commercial designation may be allowed pursuant to the issuance of a conditional use permit.

General Commercial developments are mainly located along major arterials such as Harbor Boulevard, East 17th Street and Bristol Street south of the I-405 and SR-55.

Compatible zoning districts include CL, C1, C1-S, C2, PDC, AP, MU, and P.

Commercial Center

The Commercial Center designation is intended for large areas with a concentration of diverse or intense commercial uses serving local and regional needs. Appropriate uses include a wide variety and scale of retail stores, professional offices, restaurants, hotels and theaters. Intense service uses, such as automobile repair and service, should be discouraged. Because of the large service area, direct access to major transportation corridors is essential.

Development within this designation is intended for a variety of intensities ranging from one- to four-story buildings. The allowable floor area ratios are 0.25 for high traffic generating uses, 0.35 for moderate traffic generating uses, 0.45 for low traffic generating uses, and 0.75 for very-low traffic generating uses.

In conjunction with approval of Home Ranch Alternative A, a site-specific FAR of 0.41 was established for the 17.2-acre IKEA site. (IKEA is a large retail/warehouse use.) This property is located at the southeast corner of South Coast Drive and Harbor Boulevard. A trip budget of 43 AM peak hour trips and 431 PM peak hour trips was also adopted for the IKEA site. A maximum allowable FAR of 0.40 for office uses was also established for the remaining 45.4 acres located south of South Coast Drive. The combined trip budget for this site and the 14.5-acre Industrial Park parcel located to the north of South Coast Drive is 1,593 AM peak hour trips and 1,569 PM peak hour trips. The North Costa Mesa Specific Plan provides more FAR, building height, and trip budget information for Segerstrom Home Ranch (Area 1).

**TABLE LU-8
INDUSTRIAL BUILDING INTENSITY STANDARDS**

Land Use Designation	Very-Low Traffic FAR	Low Traffic FAR	Moderate Traffic FAR	High Traffic FAR
Light Industry ^a	0.75	0.35	0.25	0.15
Industrial Park	0.75	0.40	0.30	0.20
Notes:				
a. With application of the mixed-use overlay district, the FAR may range from 1.0 to 1.25. Refer to Light Industry discussion.				

The Very-Low Traffic category allows industrial uses with daily trip generation rates of less than 3 trip ends per 1,000 square-feet of floor area. Allowable uses under this standard include mini-warehouse developments.

The Low Traffic category allows industrial uses with daily trip generation rates between 3 and 8 trip ends per 1,000 square-feet of floor area. Allowable uses under this standard include a wide range of manufacturing and assembly uses.

The Moderate Traffic category allows uses with daily trip generation rates between 8 and 15 trip ends per 1,000 square-feet of floor area. Allowable uses under this standard include support of office, research and business park type uses.

The High Traffic category allows uses with daily trip generation rates in excess of 15 trip ends per 1,000 square-feet of floor area. Allowable uses under this standard include support commercial service uses and restaurants.

Industrial Park

The Industrial Park designation is intended to apply to large districts that contain a variety of industrial and compatible office and support commercial uses. Industrial parks are characterized by large parcels and landscaped setbacks which lend to the creation of a spacious campus-like environment. Industrial parks must have proximity to freeways and other major transportation routes in order to provide the accessibility they require. An internal circulation system consisting of lesser highways is also necessary to accommodate the vehicle demands created. Industrial parks have major physical separations from areas designated for other uses in order to maintain their distinctiveness and avoid potential land use incompatibilities.

Development within this designation would consist of one- and two-story buildings. Additional height may be permitted when compatible with adjacent development and the uses are consistent with other constraints such as height limits near John Wayne Airport. The Industrial Park portion of the Home Ranch site may include buildings up to five stories in height near the center of the development. The North Costa Mesa Specific Plan provides more building height information for Segerstrom Home Ranch (Area 1).

In the Industrial Park designation, the allowable floor area ratios are 0.20 for high traffic generating uses, 0.30 for moderate traffic generating uses, 0.40 for low traffic generating uses, and 0.75 for very low traffic generating uses. The exception to the above standards is the 14.5-acre Segerstrom Home Ranch site. This site is governed by the maximum allowable FAR standard of 0.40, a

Development within this designation would be characterized by a combination of one- and two-story buildings. Because of the location of Light Industry areas and their proximity to residential uses, higher buildings should be restricted to areas that will not impact the surrounding residential uses. The allowable building intensity standards are floor area ratios (FAR) of 0.15 for high traffic generating land uses, 0.25 for moderate traffic generating land uses, 0.35 for low traffic generating uses, and 0.75 for very-low traffic generating uses. The average population density would be 31 employees per acre, and 53 employees per acre for office uses based on standards provided in Table LU-5.

Mixed-use development projects are intended to provide additional housing opportunities in the City (such as a portion of the Bristol and Baker Streets area) by combining residential and nonresidential uses in an integrated development. Additionally, this type of development is intended to revitalize areas of the city, without exceeding the capacity of the General Plan transportation system. Mixed-use developments shall be implemented through an adopted urban plan (such as the SoBECA urban plan) and shall be identified on the City's Zoning Map by designating the MG base zoning district with the mixed-use overlay district. The mix of uses can occur in either a vertical or horizontal design, up to four stories in height. Product types shall be identified in the applicable urban plans and may include live/work units and commercial/residential units where the residential uses are located above or adjacent to the nonresidential component. Nonresidential uses may include office, retail, business services, personal service, public spaces and uses, and other community amenities. The mix of residential and nonresidential uses would result in an average employee population of 16 employees per acre in the nonresidential component, and in the residential component, the average number of residents per acre is anticipated to be 24 persons. The total average population per acre is 40 persons.

Commercial uses may be allowed provided that the commercial use is determined to be complementary to the industrial area. Commercial recreational uses may also be appropriate under the same condition.

Institutional uses may also be appropriate in this industrial designation provided that land use compatibility and traffic issues have been addressed. Institutional uses would require a discretionary review and approval process.

Combinations of residential, institutional and commercial uses may be allowed through the Planned Development zone process. Floor area ratios and population densities for commercial projects would be similar to the Neighborhood Commercial land use designation. Residential densities in Planned Development projects are not to exceed 20 dwelling units per acre. The corresponding population density range is up to 50 persons per acre.

The largest concentrations of Light Industry land are in the southwest industrial area along Placentia Avenue between 19th and Victoria Streets.

~~The 30-acre area located west of Whittier Avenue is designated Light Industry in recognition of the existing development in the area. However, the area may lend itself to residential development in the future. A specific plan will be prepared to address the issues of transitioning from industrial to residential uses.~~

Facilities that transfer, store, or dispose of hazardous wastes that are generated at another source (off-site) may be allowed in this land use designation, subject to the issuance of a Conditional Use Permit.

Compatible zoning districts include MG, PDI, MU, and CL.

INSTITUTIONAL AND OPEN SPACE

Costa Mesa's large portion of land set aside for public, semi-public, and open space type uses is designated under one of three land use designations: Public/Institutional, Golf Course, and Fairgrounds.

Public/Institutional

The Public/Institutional designation is intended for both publicly and privately owned land that provides recreation, open space, health and educational opportunities as well as uses that provide a service to the public.

Since this designation includes many different types of land uses, the land use map has been further labeled to identify the individual uses within this designation.

Areas that are included in this designation are park sites, health care facilities, educational institutions, religious facilities, fairgrounds, and public facilities. As many of the uses in this designation are recreational and open space in nature, levels of building intensity are minimal. The maximum building intensity for this designation is a floor area ratio of 0.25 and a population density of 44 employees per acre.

The adoption of GP-02-5 established a site-specific floor area ratio of 0.35 for the 9.44-acre Civic Center. This General Plan amendment recognized existing development intensity and allowed an expansion to the Police Facility. The Civic Center contains the 5-story City Hall, the 2-story Police Facility, Fire Station Number 5 and the Communications Center.

Compatible zoning districts include I&R, I&R-S, and P.

Golf Course

Three golf courses are located within the City's planning area. Two of these, the City's course and Mesa Verde Country Club, are located within the current City limits. Santa Ana Country Club is in the unincorporated area east of Newport Boulevard. Because of the large area devoted to open space, the building intensity for this designation is a floor area ratio of 0.01.

The compatible zoning district is I&R.

Fairgrounds

This designation recognizes the unique land uses associated with the 150-acre Orange County Fairgrounds and Exposition Center. This property is owned by the State of California, and the City has limited permitting authority. However, it is the goal of the City to work closely with the State to ensure that the impacts associated with the development and use of this site are appropriately addressed and mitigated. Of particular concern are traffic-related impacts and land use compatibility.

The maximum allowable floor area ratio for this designation shall be 0.10.

The compatible zoning district is I&R.

GENERAL PLAN/ZONING RELATIONSHIP

The relationship between the 2000 General Plan land use designations and zoning districts is shown in Table LU-9. This table indicates how properties should be zoned to be consistent with the General Plan Land Use Plan Map. As presented in the table, there are 15 General Plan land use designations and 21 zoning categories.

HOUSING AND EMPLOYMENT PROJECTIONS

Providing a land use arrangement that encourages a correlation of employment and housing opportunities is a local and regional responsibility. Providing sufficient commercial land to support residential development is primarily a local responsibility, although commercial uses which serve regional needs are provided as well. Sufficient land must also be established to meet the recreational needs of the local community, although regional needs are often accommodated by land within individual cities.

Refer to Table LU-3, *Population, Housing, and Employment*, to review historical data for Costa Mesa's population, number of housing units, and employment opportunities.

**TABLE LU-9
GENERAL PLAN/ZONING RELATIONSHIPS**

General Plan Designation	Description/Discussion	Consistent Zoning Classification
Residential		
Low-Density Residential	Residential development with a density up to 8 units per acre.	R1, PDR-LD, I&R, I&R-S
Medium-Density Residential	Residential development with a density of up to 12 units per acre.	R1, R2-MD, PDR-MD, I&R, I&R-S
High-Density Residential	Residential development with a density of up to 20 units per acre; except the density in the PDR-NCM zone is 25 to 35 units per acre	R2-MD, R2-HD, R3, PDR-HD, PDR-NCM, I&R, I&R-S
Commercial		
Commercial – Residential	A complementary mix of commercial and residential and zoning along Newport Boulevard. Typically, individual parcels would be developed as commercial or residential. The maximum residential density is 17.4 units/acre.	AP, CL, C1, P, PDC, R2-MD, R2-HD, PDR-MD, PDR-HD
Neighborhood Commercial	Small, well-defined commercial areas designed to serve local convenience and service needs of adjacent residential areas.	CL, C1, AP, P
General Commercial	Large shopping areas along major transportation routes servicing both local and regional markets.	CL, C1, C2, C1-S, PDC, AP, MU, P

General Plan Designation	Description/Discussion	Consistent Zoning Classification
Commercial Center	Major shopping, service, and office facilities designed to serve citywide and regional markets. Complementary residential uses are permitted in the PDC zone.	C1, C2, C1-S, PDC, AP, PDC, P
Regional Commercial Center	Large concentrated shopping centers of a regional scale.	PDC
Urban Center Commercial	Intensely-developed mixed commercial including offices, retail shops, restaurants and hotels.	PDC
Cultural Arts Center	Intensely-developed mix of commercial, office, and cultural arts uses.	TC
Industrial		
Light Industry	Manufacturing, distribution, and service industries located on small sites.	MG, PDI, CL, MU
Industrial Park	Planned, large site research, manufacturing, office, and industrial development.	MP, PDI, CL
Other		
Golf Course	Public and private golf and country club.	I&R
Public/Institutional	Government offices, hospitals, educational institutions, cemeteries, parks, and other public facilities.	I&R, I&R-S, P
Fairgrounds	Orange County Fairgrounds and Exposition Center.	I&R

Table LU-10, *General Plan Residential Land Use 2020*, and Table LU-11, *General Plan Non-Residential Land Use 2020*, presents data regarding Costa Mesa's growth by land use category for the year 2020 planning horizon.

**TABLE LU-10
GENERAL PLAN RESIDENTIAL LAND USE 2020¹**

Residential Land Use	Gross Acres	2000 Existing Dwelling Units	2020 Dwelling Units
Single-Family ²	2,167	19,122	19,576
Multi-Family ³	1,842	21,455	22,893
Total	4,009	40,577	42,469
Notes:			
¹ Based upon OCP-2000 projections, Center for Demographic Research, California State University, Fullerton.			
² Includes Low-Density Residential General Plan land use designation.			
³ Includes Medium-Density, High-Density, and Commercial-Residential General Plan land use designations.			

criteria for approving deviations from the FAR standards may be established by policy of the City Council.

- LU-1E.2 Development Plans shall be required for all phased development and approvals and shall be approved by the Planning and Transportation Services Divisions prior to the issuance of building permits.
- LU-1E.3 Development Plans shall include an overall buildout plan which can demonstrate the ability of the circulation system to support the proposed level of development.
- LU-1E.4 The City shall continue its annual preparation of the Development Phasing and Performance Monitoring Program. The annual review will specifically address major intersection operations in any mixed-use overlay area.

Objective LU-1F. Establish policies, standards, and procedures to minimize blighting influences and maintain the integrity of stable neighborhoods.

- LU-1F.1 Protect existing stabilized residential neighborhoods, including mobile home parks (and manufactured housing parks) from the encroachment of incompatible or potentially disruptive land uses and/or activities.
- LU-1F.2 Actively enforce existing regulations regarding derelict or abandoned vehicles, outdoor storage, and substandard or illegal buildings and establish regulations to abate weed-filled yards when any of the above are deemed to constitute a health, safety, or fire hazard.
- LU-1F.3 Continue code enforcement as a high priority and provide adequate funding and staffing to support code enforcement programs.
- LU-1F.4 Ensure that residential densities can be supported by the infrastructure and that high-density residential areas are not permitted in areas which cause incompatibility with existing single-family areas.
- LU-1F.5 Provide opportunities for the development of well planned and designed projects which, through vertical or horizontal integration, provide for the development of compatible residential, commercial, industrial, institutional, or public uses within a single project or neighborhood.

**GOAL LU-2:
DEVELOPMENT**

It is the goal of the City of Costa Mesa to establish development policies that will create and maintain an aesthetically pleasing and functional environment and minimize impacts on existing physical and social resources.

Objective LU-2A. Encourage new development and redevelopment to improve and maintain the quality of the environment.

AMENDED PAGES OF NOISE ELEMENT

**TABLE N-4
STATE INTERIOR AND EXTERIOR NOISE STANDARDS**

LAND USE CATEGORIES		CNEL	
Categories	Uses	Interior ¹	Exterior ²
Residential	Single-Family, Duplex, Multiple-Family	45 ³	65 ⁵
	Mobile Home	--	65 ⁴
Commercial Industrial Institutional	Hotel, Motel, Transient Lodging	45	--
	Commercial Retail, Bank, Restaurant	55	--
	Office Building, Research and Development, Professional Offices, City Office Building	50	--
	Amphitheater, Concert Hall, Auditorium, Meeting Hall	45	--
	Gymnasium (Multipurpose)	50	--
	Sports Club	55	--
	Manufacturing, Warehousing, Wholesale, Utilities	65	--
	Movie Theaters	45	--
Institutional	Hospital, Schools' Classrooms/Playgrounds	45	65
	Church, Library	45	--
OPEN SPACE	Parks	--	65

NOTES:

- Indoor environmental including: Bathrooms, closets, corridors.
- Outdoor environment limited to: Private yard of single family
Multi-family private patio or balcony which is served by a means of exit from inside the dwelling
Balconies 6 feet deep or less are exempt
Mobile home park
Park's picnic area
School's playground
- Noise level requirement with closed windows. Mechanical ventilating system or other means of natural ventilation shall be provided as of Chapter 12, Section 1205 of UBC.
- Exterior noise levels should be such that interior noise levels will not exceed 45 dBA CNEL.
- The City Noise Ordinance further specifies exterior residential areas in a Mixed-Use Overlay District for live/work and multi-family residential development which are approved pursuant to a Master Plan and which are subject to these exterior noise standards.

addition to establishing noise emission standards for interstate commerce activities.

STATE NOISE STANDARDS

The Office of Noise Control in the State Department of Health Services has developed criteria and guidelines for local governments to use when setting standards for human exposure to noise and preparing noise elements for General Plans. These guidelines include noise exposure levels for both exterior and interior environments. In addition, Title 25, Section 1092 of the California Code of Regulations sets forth requirements for the insulation of multiple-family residential dwelling units from excessive and potentially harmful noise. The State indicates that locating units in areas where exterior ambient noise levels exceed 65 CNEL is undesirable. Whenever such units are to be located in such areas, the developer must incorporate into building design construction features which reduce interior noise levels to 45 dBA CNEL. Tables N-2 and N-3, below, summarize standards adopted by various State and Federal agencies. Table N-3, *Noise and Land Use Compatibility Matrix*, presents criteria used to assess the compatibility of proposed land uses with the noise environment. Table N-4, *State Interior and Exterior Noise Standards*, indicates standards and criteria that specify acceptable limits of noise for various land uses throughout Costa Mesa. These standards and criteria will be incorporated into the land use planning process to reduce future noise and land use incompatibilities. These tables are the primary tools which allow the City to ensure integrated planning for compatibility between land uses and outdoor noise.

CITY NOISE STANDARDS

The City of Costa Mesa maintains a comprehensive Noise Ordinance within the City Code which sets standards for noise levels citywide and provides the means to enforce the reduction of obnoxious or offensive noises.

NOISE ORDINANCE

The City Noise Ordinance establishes outdoor and indoor noise standards. The ordinance is designed to control unnecessary, excessive and annoying sounds generated on one piece of property from impacting an adjacent property, and to protect residential areas from noise sources other than transportation sources. The basic noise standards contained in Table N-2, *City Noise Ordinance Standards-Residential*, below, are for the daytime period (7:00 a.m. to 11:00 p.m.) and apply to both outdoor and indoor residential areas. Between the hours of 11:00 p.m. and 7:00 a.m., the noise standards are 5 dBA more stringent for exterior areas and 10 dBA more stringent for indoor areas. The City Noise Ordinance further specifies exterior residential areas in a Mixed-Use Overlay District for live/work and multi-family residential development which are approved pursuant to a Master Plan and which are subject to these exterior noise standards.

Attachment 4

Ordinance for Zoning Code Amendment

ORDINANCE NO. 06-

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COSTA MESA, CALIFORNIA AMENDING TITLE 13 OF THE COSTA MESA MUNICIPAL CODE TO ESTABLISH A MIXED-USE OVERLAY DISTRICT.

THE CITY COUNCIL OF THE CITY OF COSTA MESA DOES HEREBY ORDAIN AS FOLLOWS:

Section 1. Title 13 of the Costa Mesa Municipal Code is hereby amended to read as follows:

a. Amend Section 13-20 to include the following subparagraph:

“(s) MU Mixed-Use Overlay. This district may overlay the R2-MD, R2-HD, R3, CL, C1, C2, MG, PDR-HD, PDR-MD, or I&R districts, and it is intended to allow development of residential and nonresidential uses as mixed, integrated projects. This overlay district shall only be applied to the Zoning Map in conjunction with the adoption of an urban plan for the designated area. The urban plan is a regulating plan that shall define the unique characteristics of the overlay area, include a matrix of permitted, conditionally permitted, and prohibited uses and provide development standards. The provisions of the mixed-use overlay shall be activated by adoption of a master plan.”

b. Amend Section 13-28(g) as follows:

“(g) Master plan. Prior to development in the Planned Development (PD), Town Center (TC), Shopping Center (C1-S), Mixed-Use Overlay (MU), and both Institutional and Recreational (I&R and I&R-S) zoning districts, a master plan is required. Preliminary master plans are required in the TC zone, are optional in PD and MU zones, and are not required in C1-S, I&R-S, and I&R zones.

(1) Minor changes: Minor changes in the location, siting or character of buildings and structures may be authorized by the Planning Division if required by the final engineering or other circumstances not foreseen at the time the master plan was approved. No change authorized under this section may cause any of the following:

- a. A change in the use or character of the development;
- b. An increase in the overall density or floor area ratio of the development;
- c. An increase in overall coverage of structures;
- d. A reduction or change in character of approved open space;
- e. A reduction of required off-street parking;
- f. A detrimental alteration to the pedestrian, vehicular and bicycle circulation and utility networks; or
- g. A reduction in required street pavement widths.
- h. An increase of more than 6” in building height.

- i. A decrease in building setback greater than can be approved by a minor modification by the Development Services Director.
- (2) Major amendments: Substantial amendments to the master plan encompassing one or more of the minor changes listed in subparagraphs (1a) through (1g), or any proposed change determined by the Development Services Director as a major amendment, shall be subject to review and approval by the Zoning Administrator. Furthermore, if the major amendment results in an overall building square footage that exceeds the maximum density or building square footage allowed by the approved master plan, the Zoning Administrator must find that the major amendment is consistent with the density, floor area ratio, and trip budget standards established by the General Plan, as applicable.
- (3) Minor amendments.
 - a. Minor amendments to existing master plans in planned development zones are subject to Section 13-56 MASTER PLAN REQUIRED.
 - b. Minor amendments to existing master plans in the TC, C1-S, MU, I&R, and I&R-S zones may be approved by development review if the Planning Division finds that the proposed construction does not materially affect required open space, floor area ratio, and parking requirements specified in the approved master plan. Furthermore, if the minor amendment results in an overall building square footage that exceeds the maximum building square footage allowed by the approved master plan, the Planning Division must find that the minor amendment is consistent with the floor area ratio and trip budget standards established by the General Plan, as applicable.
- (4) Mixed-Use Development Plan Screening Application.

Applicants for residential or mixed-use development projects in a mixed-use overlay district shall submit a screening application for consideration by City Council at a public meeting. No other concurrent application for development may be submitted for processing until City Council comments have been received. The purpose of the screening application is to receive City Council comments on the merits and appropriateness of the proposed development. No other action on the screening application will be taken by City Council. The submittal requirements for the screening review are specified on the City's planning application form, and the City Council's review comments on the proposed project for processing shall not set precedent for approval of the master plan."

- c. Amend 13-29(g)(5), Master Plan findings, to include the following:

"b. Master Plan findings for mixed-use development projects in the mixed-use overlay district are identified in CHAPTER V, ARTICLE 11, MIXED-USE OVERLAY DISTRICT."

- d. Amend Section 13-30 to include the following reference:

"(g) For the mixed-use overlay district located in an urban plan area, please refer to the appropriate urban plan text for additional regulations related to development standards and allowable land uses as applicable."

- e. Amend Chapter V to add the following article:

"ARTICLE 11. MIXED-USE OVERLAY DISTRICT"

Sec. 13-83.50. PURPOSE

It is the purpose and intent of this article:

- (a) To meet General Plan goals to create new housing opportunities in commercial, industrial, and residential areas by allowing mixed-use developments that exhibit excellence in design, site planning, integration of uses and structures, and protect the integrity of neighboring development.
- (b) To encourage mixed-use development projects, as allowed by an adopted urban plan, that combines residential and nonresidential uses, including office, retail, business services, personal services, public spaces and uses, and other community amenities as a means to revitalize a defined area in the city without exceeding the development capacity of the General Plan transportation system.
- (c) To encourage a full array of different land use types and structures, including reuse of existing structures, to create an active city life and enhance business vitality.
- (d) To ensure the appearance of buildings complementary to the existing architectural character of the area in which they are located and that on-site residential and nonresidential uses are compatible.
- (e) To ensure compatibility of mixed-use development projects with existing and future allowable development in surrounding zoning districts.
- (f) To allow residents of a live/work unit, including artists, designers, craftspeople, professionals and small-business entrepreneurs, to maintain a business and living space under common ownership.
- (g) To allow conversion of commercial or industrial properties to residential developments pursuant to the standards of an adopted urban plan.

Sec. 13-83.51. DEFINITIONS

The following words, terms and phrases, when used in this article, shall have the meanings assigned to them in this section, except where the context clearly indicates a different meaning.

Base zoning district. A zoning district identified as R2-MD, R2-HD, R3, PDR-MD, PDR-HD, CL, C1, C2, MG, or I&R within which only certain land uses and structures are permitted, or conditionally permitted, and certain regulations are established for development of land.

Live/Work Unit. A type of mixed-use development with an integrated residence and working space that is occupied/utilized by a single household in a structure and that is located in a building that has been designed or structurally modified to accommodate joint residential occupancy and work activity.

Mixed-use building. A building that is occupied, arranged, designed, or intended for combinations of land uses; including but not limited to residential, commercial, office, civic, cultural, educational, or recreational uses. A mixed-use building contains residential and nonresidential uses where the dwelling units are typically located on the upper levels and the nonresidential uses on the lower levels of the building. A mixed-use building may also consist of live/work units under a common ownership or residential units that may be owned and occupied separately from the nonresidential space.

Mixed-use development. A development that includes the following: (a) nonresidential and residential uses on the same development site, such as but not limited to, residential, office, retail, or public uses; (b) nonresidential and residential units are not necessarily located in the same building.

Overlay Zone. A zoning district that applies another set of zoning provisions to a specified area within an existing zoning district. The overlay zone supercedes the zoning regulations of the base zoning district, unless otherwise indicated.

Urban Plan. A regulating document that sets forth allowable uses, development standards, and land use regulations relating to the nature and extent of land uses and structures.

Sec. 13-83.52. MIXED-USE DEVELOPMENT TYPES

The adopted urban plan shall identify the appropriate mixed-use type for the overlay area. These types may include the following:

- (a) Live/Work Unit.** A type of mixed-use development that combines work and living quarters in the same building that has been designed or structurally modified to accommodate joint residential occupancy and work activity by a single household.

A live/work unit consists of the following:

- (1) Living/sleeping area, kitchen, and sanitary facilities in conformance with the State Building Code; and
 - (2) Adequate working space accessible from the living area, reserved for, and regularly used by, one or more of the persons residing in the space.
- (b) Commercial/Residential Unit.** A type of vertical mixed-use development where nonresidential and residential uses are located in the same building and where the dwelling units are typically located on the upper levels and the nonresidential uses are located on the lower levels. Persons residing in the residential component do not necessarily work in or own any portion of the nonresidential component. This product type may also be designed so that nonresidential and residential uses are located adjacent to one another on the same or adjoining lots of the same development site and in separate buildings.
- (c) Residential Unit.** A residential unit located in a larger residential development.

Sec. 13-83.52. APPLICATION REVIEW PROCEDURES IN MIXED-USE OVERLAY DISTRICT

- (a) Mixed-Use Development Plan Screening Application required.** All residential and mixed-use development projects proposed in the mixed-use overlay district shall submit a screening application for consideration by City Council, as described in Section 13-28(g)(4) of the Zoning Code.
- (b) Master Plan required.** All development proposed in the mixed-use overlay district requires approval of a master plan pursuant to CHAPTER III PLANNING APPLICATIONS. The final review authority for the master plan shall be the Planning Commission. Refer to Section 13-28(g), master plan, regarding the following: preliminary master plans and amendments to the master plan.
- (c) Master Plan Findings for Mixed-Use Overlay District.** The approval of the master plan for a residential or mixed-use development project in the mixed-use overlay district shall be subject to the following findings:

- (1) The project is consistent with the General Plan, meets the purpose and intent of the mixed-use overlay district, and the stated policies of the Urban Plan as applicable.
 - (2) The project includes adequate resident-serving amenities in the common open space areas and/or private open space areas in areas including, but not limited to, patios, balconies, roof terraces, walkways, and landscaped areas.
 - (3) The project is consistent with the compatibility standards for residential development in that it provides adequate protection for residents from excessive noise, odors, vibration, light and glare, and toxic emanations.
 - (4) The proposed residences have adequate separation and screening from adjacent commercial/industrial uses through site planning considerations, structural features, landscaping, and perimeter walls.
- (d) Deviation from Development Standards. A deviation from the mixed-use development standards may be approved through the master plan process provided that the following findings are made.
- (1) The strict interpretation and application of the mixed-use overlay district's development standards would result in practical difficulty inconsistent with the purpose and intent of the General Plan and Urban Plan, while the deviation to the regulation allows for a development that better achieves the purposes and intent of the General Plan and Urban Plan.
 - (2) The granting of a deviation results in a mixed-use development which exhibits excellence in design, site planning, integration of uses and structures and compatibility standards for residential development.
 - (3) The granting of a deviation will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.

Sec. 13-83.53. MIXED-USE DEVELOPMENT STANDARDS

The development regulations of the base zoning district shall be superseded by the overlay district standards in this article or in the adopted urban plan, unless otherwise noted.

(a) Floor-Area-Ratio (FAR). As established by the General Plan, the maximum FAR for mixed-use development is 1.0. An increase to 1.25 FAR may be allowed for mixed-use developments that exhibit design excellence and are consistent with the deviation findings described in Section 13-83.52 of the Zoning Code.

(b) Allowable Uses. Allowable and prohibited uses shall be determined in the adopted urban plan for the mixed-use overlay area.

(c) Residential Component.

- (1) **Location.** In vertical mixed-use developments, residential uses shall be limited to floors above or behind the lower-level nonresidential uses. Lobbies, entryways, and other nonhabitable space for residential uses may be located on the street level. In horizontal mixed-use projects, siting commercial uses along the public frontage is recommended.
- (2) **Common Open Space.** The common open space areas with resident-serving amenities should be centrally located within the development as an internal courtyard/common area shielded by on-site structures and should be accessed by the residents through landscaped walkways.
- (3) **Single-family detached residences.** A small lot, single-family detached residential development is prohibited in a mixed-use development unless otherwise indicated in the Urban Plan.
- (4) **Ownership required.** For live/work lofts, the residential space shall not be sold, rented, or leased as a separate living unit from the nonresidential space, either as a condominium or community apartment. No portion of any live/work unit shall be further divided for purposes of leasing, subleasing, or renting. The residential space of the live/work loft must be occupied by the same individual(s) who are conducting business activity in the nonresidential space. In mixed-use developments where nonresidential and residential units are distinctly located in individual units, these units may be held under separate ownership/occupancy.

(d) Nonresidential component.

- (1) **Location.** Vertical mixed-use buildings shall be comprised of nonresidential uses limited to the ground or lower levels of a mixed-use building. Mixed-use buildings shall be located so as to be accessible in a manner that does not create traffic congestion or hazards to any street. Location of off-street parking and loading areas shall be determined as appropriate to the particular mixed-use development. Consideration shall be given to anticipated pedestrian, bicycle, and vehicular traffic, adjacent development that may provide multiple use of off-street parking facilities and the types of commercial use provided.
 - (2) **Project design features.** The nonresidential component of the mixed-use development shall incorporate parking areas, service areas, buffers, entrances, exits, yards, courts, landscaping, graphics and lighting as integrated portions of the overall mixed-use development.
- (e) **Planned signing program.** A planned signing program is required for any nonresidential component of a mixed-use development.
- (f) **Additional development standards.** The adopted urban plan shall contain development standards that are applicable to a particular mixed-use overlay area.

Sec. 13-83.54. MIXED-USE COMPATIBILITY STANDARDS

The following standards are intended to ensure compatibility of uses in the mixed-use overlay district.

- (a) Restriction on activities. Commercial or light industrial uses within mixed-use development projects shall be designed and operated, hours of operation limited, so that residents are not exposed to offensive noise, including noise from traffic, trash collection, routine deliveries or late night activity. Deliveries from heavy trucks at the project site between 8:00 p.m. and 6:00 a.m. should be expressly prohibited.
- (b) Noise and Groundborne Vibrations. Title 13, Chapter XIII, Noise Control, of the Costa Mesa Municipal Code provides a definition of exterior areas of multi-family residential projects in residential and mixed-use developments within the Mixed-Use Overlay District. All residential development within the Mixed-Use Overlay District are subject to the City's interior and exterior residential noise standards as applicable and the Lmax standard for residential interior exposure, as indicated in Chapter XIII of Title 13. Residential uses should be oriented away from odor-generating structures and loading docks used by heavy trucks.
- (c) Lighting. Outdoor lighting associated with industrial/commercial uses should not adversely impact adjacent residential uses, but should provide sufficient illumination for use, access, and security. Such lighting should not blink, flash, or oscillate.
- (d) Windows. Residential building windows abutting industrial or commercial uses should not directly face windows of these adjacent properties unless privacy tinting, architectural elements, structures, landscaping, or other features provide adequate screening and privacy protection.
- (e) Security. Residential units should be designed to ensure the security of residents through the provision of secured entrances and exits that are separate from the non-residential uses on the same site. Residential units should be directly accessible to parking areas. Non-residential and residential uses should not have common entrance hallways or common balconies. These separations should be shown on the development plan and the separations should be permanently maintained.

Sec. 13-83.55. PHASED MIXED-USE DEVELOPMENTS

If the sequence of construction of various portions of the master plan is to occur in stages, then the open space and/or recreational facilities should be developed in proportion to the number of live/work and/or dwelling units intended to be developed during any given stage of construction."

"Sec. 13-86. Reserved. PARKING REQUIRED IN MIXED-USE OVERLAY ZONE.

In the mixed-use overlay zone, residential parking rates are provided in the applicable urban plan."

- g. Amend the following row of Table 13-89 as indicated:

Mixed Use Developments	<p>When there are mixed uses within a single development which share the same parking facilities, the total requirement for parking should be determined as outlined in "City of Costa Mesa Procedure for Determining Shared Parking Requirements" which are included herein by this reference and which may be amended from time to time by resolution of the City Council. A greater reduction in parking than would be allowed under this procedure may be approved by minor conditional use permit where it can be demonstrated that less parking is needed due to the hours of operation or other unusual features of the users involved.</p> <p><u>For mixed-use developments located in the Mixed-Use Overlay zone, refer to the applicable urban plan for parking rates.</u></p>
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- h. Amend Section 13-105 by adding the following new text:

"Section 13-105 (b) (2A) Mixed-Use Overlay Zone: Landscaping should predominately consist of California native plants and should be provided as described in the appropriate Urban Plan document."

- i. Amend Table 13-115, Sign Regulations, to include the following new text:

"SIGNAGE IN MIXED-USE OVERLAY DISTRICT – Refer to the appropriate Urban Plan for signage regulations in the mixed-use overlay district."

- j. Amend Chapter XII, Noise Control, by adding the following text:

"Section 13-278 Definitions

Exterior residential noise environment. The exterior environs of a residential development which include private yard of single-family residence, multi-family private patio or balcony which is served by means of exit from inside the dwelling, private balconies greater than 6 feet in depth, and common open space areas containing resident-serving amenities (i.e. pool, spa, tennis courts). Exception: For multi-family residential development or live/work units approved pursuant to a Master Plan in a Mixed-Use Overlay District where the base zoning district is nonresidential, the exterior residential noise environment does not include the following areas: private balconies or patios regardless of size, private or community roof decks/roof terraces, internal courtyards and landscaped walkways that do not include resident-serving, active recreational uses such as community pool, spa, tennis courts, barbeque, and picnic areas.

Interior residential noise environment. The interior environs of a residential dwelling unit or live/work unit which includes all interior spaces such as, but not limited to, bathrooms, closets, corridors, kitchen, living room/family room, bedrooms, playroom, and office."

- k. Amend Chapter XII, Noise Control, by adding the following text to Section 13-280 Exterior Noise Standards:

"(d) The exterior noise standards shown in subsection (a) shall not apply to the following exterior areas of multi-family residential development or live/work units located within a Mixed-Use Overlay District where the base zoning district is nonresidential, approved pursuant to a Master Plan, and subject to the land use regulations of an Urban Plan:

- (1) Private balconies or patios regardless of size;
- (2) Private or community roof decks/roof terraces;
- (3) Internal courtyards and landscaped walkways that do not include resident-serving, active recreational uses such as community pool, spa, tennis courts, barbeque, and picnic areas."

Section 2. Environmental Determination. The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City's environmental procedures, and a mitigated negative declaration has been approved by the City Council by separate resolution.

Section 3. Inconsistencies. Any provision of the Costa Mesa Municipal Code or appendices thereto inconsistent with the provisions of this Ordinance, to the extent of such inconsistencies and no further, is hereby repealed or modified to the extent necessary to affect the provisions of this Ordinance.

Section 4. Severability. If any chapter, article, section, subsection, subdivision, sentence, clause, phrase, or portion of this Ordinance, or the application thereof to any person, is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portion of this Ordinance or its application to other persons. The City Council hereby declares that it would have adopted this Ordinance and each chapter, article, section, subsection, subdivision, sentence, clause, phrase or portion thereof, irrespective of the fact that any one or more subsections, subdivisions, sentences, clauses, phrases, or portions of the application thereof to any person, be declared invalid or unconstitutional. No portion of this Ordinance shall supersede any local, State, or Federal law, regulation, or codes dealing with life safety factors.

Section 5: This Ordinance shall take effect and be in full force thirty (30) days from and after the passage thereof and prior to the expiration of fifteen (15) days from its passage shall be published once in the ORANGE COAST DAILY PILOT, a newspaper of general circulation, printed and published in the City of Costa Mesa or, in the alternative, the City Clerk may cause to be published a summary of this Ordinance and a certified copy of the text of this Ordinance shall be posted in the office of the City Clerk five (5) days prior to the date of adoption of this Ordinance, and within fifteen (15) days after adoption, the City Clerk shall cause to be published the aforementioned summary and shall post in the office of the City Clerk a certified copy of this Ordinance together with the names and member of the City Council voting for and against the same.

PASSED AND ADOPTED this ____ day of _____, 2006

Mayor , City of Costa Mesa

City of Costa Mesa
STATE OF CALIFORNIA)
COUNTY OF ORANGE) ss
CITY OF COSTA MESA)

I, Julie Folcik, City Clerk and ex-officio clerk of the City Council of the City of Costa Mesa, hereby certify that the above and foregoing Ordinance No. 06-__ was introduced and considered section by section at a regular meeting of said City Council held on the ____ day of _____, 2006, and thereafter passed and adopted as a whole at a regular meeting of said City Council held on the ____ day of _____, 2006, by the following roll call vote:

AYES:

NOES:

ABSENT:

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Seal of the City of Costa Mesa this ____ day of _____, 2006.

City Clerk and ex-officio
Clerk of the City Council of the
City of Costa Mesa

Attachment 5

Ordinance for Overlay Zone Petition

ORDINANCE 06-

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COSTA MESA, CALIFORNIA, ADOPTING OVERLAY ZONE PETITION R-05-06A FOR A MIXED-USE OVERLAY DISTRICT IN THE SOBECA URBAN PLAN AREA, LOCATED SOUTH OF BAKER STREET, EAST OF THE SR-73 FREEWAY, AND NORTH OF THE INTERSECTION OF THE SR-73/SR-55 FREEWAYS.

THE CITY COUNCIL OF THE CITY OF COSTA MESA DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1: A Mixed-Use Overlay (MU) District is hereby superimposed over the Commercial Limited District (CL), Local Business District (C1), General Commercial District (C2), and General Industrial District (MG) of all the real property shown on attached Exhibit "1" and situated in the City of Costa Mesa, County of Orange, State of California.

SECTION 2: Pursuant to the provisions of Section 13-22 of the Costa Mesa Municipal Code, the Zoning Map of the City of Costa Mesa is hereby amended to define the boundaries of the mixed-use overlay district of the SoBECA Urban Plan area, generally located south of Baker Street, east of the SR-73 Freeway, and north of the intersection of the SR-73/SR-55 Freeway, and as identified in Section 1 and Exhibit "1" hereof.

SECTION 3: This Ordinance shall take effect and be in full force thirty (30) days from and after the passage thereof, and prior to the expiration of fifteen (15) days from its passage shall be published once in the ORANGE COAST DAILY PILOT, a newspaper of general circulation, printed and published in the City of Costa Mesa or, in the alternative, the City Clerk may cause to be published a summary of this Ordinance and a certified copy of the text of this Ordinance shall be posted in the office of the City Clerk five (5) days prior to the date of adoption of this Ordinance, and within fifteen (15) days after adoption, the City Clerk shall cause to be published the aforementioned summary and shall post in the office of the City Clerk a certified copy of this Ordinance together with the names and member of the City Council voting for and against the same.

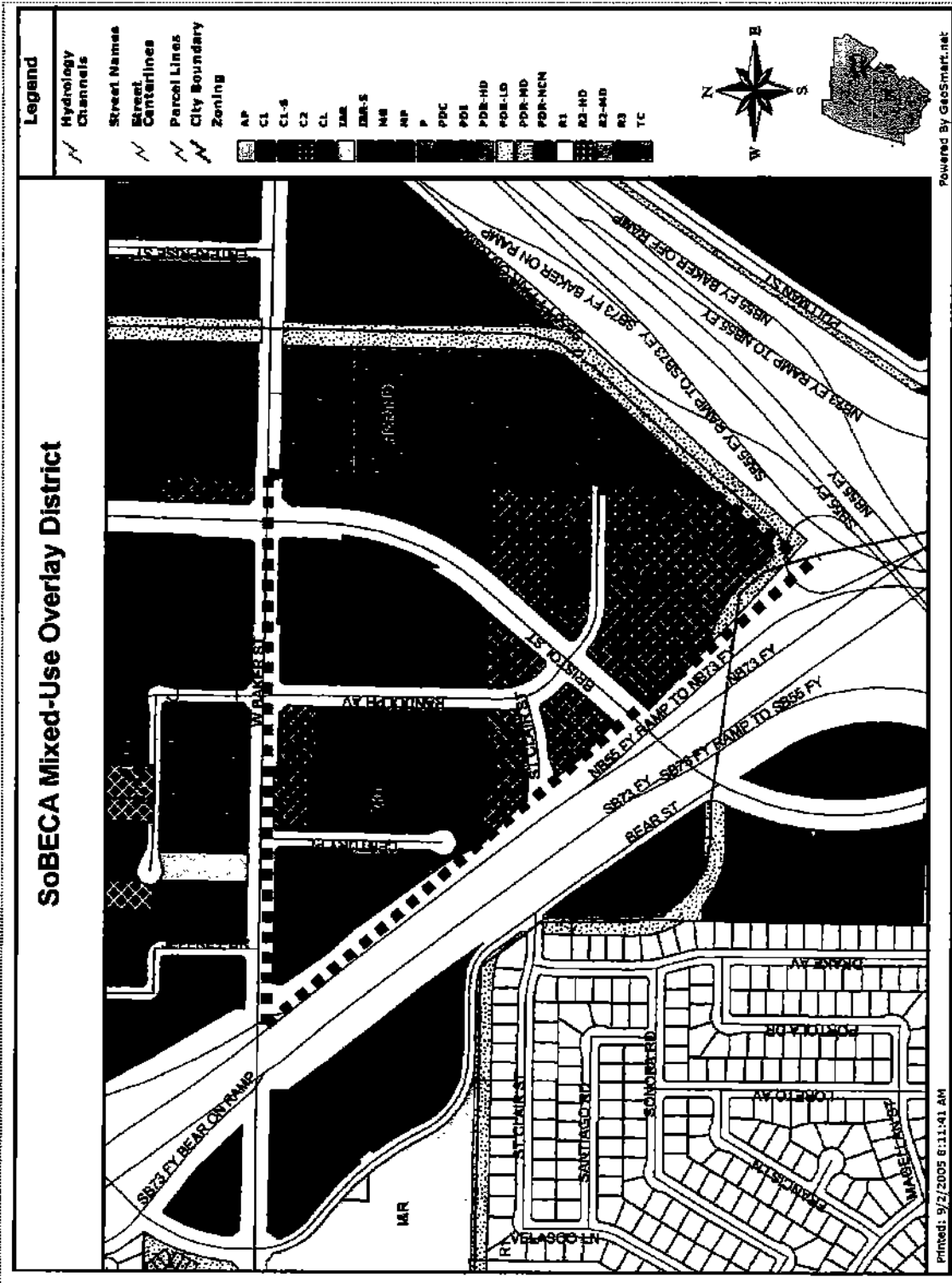
PASSED AND ADOPTED this _____ day of _____, 2006.

Mayor, City of Costa Mesa

The map displays the SoBECA Mixed-Use Overlay District, which is shaded in a dark, cross-hatched pattern. The district is bounded by Baker St to the north, Bear St to the south, and the intersection of Baker St and Bear St to the east. The map includes a legend with the following categories:

- Hydrology Channels:** Represented by a blue line with a wavy pattern.
- Street Names:** Represented by a solid black line.
- Centerlines:** Represented by a dashed black line.
- Parcel Lines:** Represented by a thin solid black line.
- City Boundary:** Represented by a thick solid black line.
- Zoning:** Represented by various patterns and colors, including:
 - AP (Agricultural Preserve)
 - CL (Community Living)
 - CL-S (Community Living - Single-Family)
 - C2 (Community Living - Two-Family)
 - CL (Community Living)
 - IMR (Industrial Medium Density)
 - IMR-S (Industrial Medium Density - Single-Family)
 - MR (Medium Density Residential)
 - MP (Medium Density Residential - Professional Office)
 - P (Professional Office)
 - PDC (Professional Office - Community Center)
 - PDI (Professional Office - Industrial)
 - PDR-HD (Professional Office - High Density)
 - PDR-LD (Professional Office - Low Density)
 - PDR-MD (Professional Office - Medium Density)
 - PDR-NCN (Professional Office - Neighborhood Center)
 - R1 (Residential Single-Family)
 - R2-HD (Residential Medium Density)
 - R2-MD (Residential Medium Density)
 - R3 (Residential Single-Family)
 - TC (Town Center)

Key streets shown include Baker St, Bear St, and the intersection of Baker St and Bear St. The map also shows the location of the SoBECA Mixed-Use Overlay District, which is shaded in a dark, cross-hatched pattern. The map includes a legend with the following categories:



Printed: 9/2/2005 6:11:41 AM

Attachment 6

Resolution for SoBECA Urban Plan

RESOLUTION NO. 06-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COSTA MESA, CALIFORNIA, ADOPTING SOBECA URBAN PLAN SP-05-06 FOR THE BRISTOL STREET CORRIDOR AREA LOCATED SOUTH OF BAKER STREET, EAST OF THE SR-73 FREEWAY, AND NORTH OF THE INTERSECTION OF THE SR-73/SR-55 FREEWAYS.

THE CITY COUNCIL OF THE CITY OF COSTA MESA DOES HEREBY RESOLVE AS FOLLOWS:

WHEREAS, the overall proposed project involves the following: (1) General Plan Amendment GP-05-11A to establish a Mixed-Use Overlay District and related provisions in the Land Use and Noise Elements; (2) Zoning Code Amendment C0-05-05 to establish zoning provisions and review procedures and identify appropriate residential noise standards in a mixed-use overlay district; (3) Overlay Zone Petition R-05-06A to apply a mixed-use overlay zoning district on the Zoning Map to the specified Urban Plan area; (4) SoBECA Urban Plan SP-05-06 to serve as regulating plan for mixed-use development in the Bristol Street corridor area;

WHEREAS, the SoBECA Urban Plan is a regulating plan that sets forth development standards and land use regulations relating to the nature and extent of land uses and structures in compliance with the City's 2000 General Plan;

WHEREAS, the SoBECA Urban Plan establishes mixed-use development provisions for the mixed-use overlay district located south of Baker Street, east of the SR-73 Freeway, and north of the intersection of the SR-73/SR-55 Freeways;

WHEREAS, public hearings were held on February 13 and March 13, 2006 by the Planning Commission and on April 4, 2006 by the Costa Mesa City Council, with all persons having been given the opportunity to be heard both for and against the proposed project;

WHEREAS, the environmental review for the project was processed in accordance with the requirements of the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the City of Costa Mesa Environmental Guidelines, and an Initial Study/Mitigated Negative Declaration (IS/MND) and mitigation monitoring program were prepared;

WHEREAS, according to the IS/MND, which reflects the independent judgment of the City of Costa Mesa, the proposed project could not have a significant effect on the environment. Additionally, the evidence in the record as a whole indicates that the project will not individually or cumulatively have an adverse effect on wildlife resources or habitat;

WHEREAS, the Planning Commission recommended City Council approval of the SoBECA Urban Plan by adopting Resolution PC-06-17;

WHEREAS, the Costa Mesa City Council adopted the SoBECA Initial Study/Mitigated Negative Declaration and General Plan Amendment GP-05-11A by separate resolution;

WHEREAS, the Costa Mesa City Council adopted Zoning Code Amendment CO-05-05 and Overlay Zone Petition R-05-06A by separate ordinances;

WHEREAS, the Costa Mesa City Council deems it to be in the best interest of the City that said SoBECA Urban Plan be adopted.

BE IT RESOLVED that the Costa Mesa City Council hereby adopts the SoBECA Urban Plan as set forth in Exhibit "A," provided to the City Council by separate cover.

BE IT FURTHER RESOLVED that the provisions of the SoBECA Urban Plan will become effective upon the effective date of Zoning Code Amendment CO-05-05 and Overlay Zone Petition R-05-06A.

PASSED AND ADOPTED this _____ day of _____, 2006.

Mayor, City of Costa Mesa

STATE OF CALIFORNIA)
COUNTY OF ORANGE) ss.
CITY OF COSTA MESA)

I, Julie Folcik, City Clerk of the City Council of the City of Costa Mesa, hereby certify that the above and foregoing Resolution No. __ was duly and regularly passed and adopted by said City Council at a regular meeting thereof held on the __ day of _____, 2006.

IN WITNESS WHEREOF, I have hereby set my hand and affixed the Seal of the City of Costa Mesa this __ day of _____, 2006.

City Clerk, City of Costa Mesa

EXHIBIT “A”

SoBECA URBAN PLAN PROVIDED UNDER SEPARATE COVER



PLANNING COMMISSION AGENDA REPORT

MEETING DATE: MARCH 13, 2006

III. 2.
SoBECA

SUBJECT: GP-05-11A GENERAL PLAN AMENDMENT
CO-05-05 ZONING CODE AMENDMENT
R-05-06A MIXED-USE OVERLAY ZONING DISTRICT
SP-05-06 SOBECA URBAN PLAN FOR BRISTOL STREET CORRIDOR AREA

DATE: MARCH 1, 2006

FOR FURTHER INFORMATION CONTACT: CLAIRE L. FLYNN, AICP, SENIOR PLANNER
(714) 754-5278

DESCRIPTION

The proposed project is a City-initiated Mixed-Use Overlay District and SoBECA Urban Plan document for the Bristol Street Corridor area that requires the following discretionary approvals:

1. GP-05-11A General Plan Amendment: (1) to amend the description of the General Commercial and Light Industrial land use designations to include mixed-use development within a mixed-use overlay zone; (2) to include text descriptions of SoBECA Urban Plan; (3) to amend the Noise Element to describe acceptable exterior residential noise standards for mixed-use development in industrial zones.
2. CO-05-05 Zoning Code Amendment: An Ordinance of the City Council of the City of Costa Mesa, California amending Title 13 of the Costa Mesa Municipal Code to establish provisions and review procedures for a mixed-use overlay district and to establish exterior residential noise requirements for mixed-use development.
3. R-05-06A Mixed-Use Overlay Zoning District: Application of the Mixed-Use Overlay Zoning District on Zoning Map to the area included in the SoBECA Urban Plan.
4. SP-05-06 SoBECA Urban Plan: A regulating plan establishing provisions for mixed-use development in the 39-acre SoBECA plan area.

RECOMMENDATIONS

Adopt the attached resolution recommending to City Council:

- (1) Adoption of the SoBECA Initial Study/Mitigated Negative Declaration and Mitigation Monitoring Program.
- (2) Adoption of General Plan Amendment GP-05-11A, CO-05-05 Zoning Code amendment, R-05-06A Rezone Petition, and SP-05-06 SoBECA Urban Plan.


CLAIRE L. FLYNN, AICP
Senior Planner


KIMBERLY BRANDT, AICP
Principal Planner


R. MICHAEL ROBINSON, AICP
Assistant Development Services Director

BACKGROUND

Bristol Street Mixed-Use Overlay Committee

On September 16, 2002, Council appointed the Bristol Street Committee to conduct a land use analysis and to make recommendations for a mixed-use urban plan area in the South Bristol Street corridor. For almost three years, the Bristol Street Mixed-Use Overlay Committee developed the following: (1) development standards for a mixed-use zoning district and (2) matrix of allowable uses. This information has been incorporated into the South Bristol Entertainment & Cultural Arts "SoBECA" Urban Plan.

Study Sessions and Public Hearing

On October 11, 2005, the City Council and Planning Commission held a joint study session. The primary objective was to receive initial feedback from City Council and Planning Commission regarding the four draft urban plans, released in early September 2005 for public review and comment. On December 5, 2005, January 17, 2006, and February 6, 2006 Planning Commission conducted additional study sessions on the urban plan documents.

On February 13, 2006, Planning Commission conducted its first public hearing on the proposed SoBECA Urban Plan. Public comment was taken at this meeting, and the meeting was continued to the study session of March 6 and public hearing of March 13, 2006.

ANALYSIS

Project Location

The 39-acre SoBECA Urban Plan area is located south of Baker Street, east of the SR-73 Freeway, and north of the intersection of the SR-73/55 Freeways. Figure 1 identifies the project study area boundaries. Figure 2 provides site photographs of existing development in the project study area. SoBECA is an acronym for "South Bristol Entertainment and Cultural Arts" area.

Overlay Zoning as Tool for Revitalization

The adoption of a mixed-use overlay zone and the SoBECA Urban Plan will allow new mixed-use development composed of nonresidential and residential uses, in the project area. The SoBECA Urban is a development incentive plan, which will provide guidance to property owners and developers for new development and revitalization of the existing commercial and industrial development. The objective of the SoBECA Urban Plan is to establish a framework for major private market reinvestment and improvements in the SoBECA Urban Plan area. The proposed project does not involve eminent domain or mandate that property owners in the plan area take advantage of these incentives and redevelop their properties.

Proposed Project

The proposed project is a City-initiated development incentive program to encourage new development and revitalization as part of an overall vision to allow mixed-use development in the Bristol Street corridor area, as directed by City Council. No additional traffic generation is proposed with the Mixed-Use Overlay District, as the traffic intensities of the base commercial

and industrial zoning districts pursuant to the General Plan would apply to proposed development.

Development Scenario of Proposed Project

For environmental analysis purposes, the following development scenario is projected over the next 20 years with implementation of the proposed SoBECA Urban Plan.

The net change of existing conditions (Year 2005) compared to the projected development scenario (Year 2025) results in the following "proposed project development scenario":

- Addition of 455 residential units, including 171 live/work units
- Reduction of 68,115 commercial square feet
- Reduction of 75,477 light industrial square feet
- Reduction of 151 general commercial jobs
- Reduction of 161 light industrial jobs
- Addition of 171 live/work related jobs

GP-05-11A General Plan Amendment

The General Plan Amendment (*Exhibit A of Draft Resolution*) request involves several text amendments to the Land Use Element and Noise Element of the General Plan. No changes to the General Plan land use map are necessary.

1. Amend Land Use Element to include Mixed-Use Overlay Zone District. The proposed Mixed-Use Overlay Zone District needs to be identified as a compatible zoning district in the General Commercial and Light Industrial land use designations. Therefore, the General Plan amendment adds to the description of the General Commercial and Light Industrial land use designations to the allowance of mixed-use development within a mixed-use overlay zone.
2. Amend Land Use Element to include SoBECA Urban Plan references. At the last study session, Planning Commission requested that the General Plan amendment make specific references to the SoBECA Urban Plan document. These textual references to the SoBECA Urban Plan have been made. See Exhibit A of the Draft Resolution.
3. Amend Noise Element to reference exterior residential areas in mixed-use development. An additional amendment to the Noise Element is necessary to describe acceptable exterior residential noise standards for mixed-use development. Table N-4, State Interior and Exterior Noise Standards, does not specifically identify the outdoor environment of a residential land use in a mixed-use development. Therefore, the proposed text amendment makes a textual reference to the Noise Ordinance for definitions of the indoor and outdoor environment of multi-family residential and mixed-use development proposed in a Mixed-Use Overlay District and approved pursuant to a Master Plan.

CO-05-05 Zoning Code Amendment

The Zoning Code amendment (Exhibit B of Draft Resolution) is an Ordinance amending Title 13 of the Costa Mesa Municipal Code to establish provisions and review procedures for a mixed-

use overlay district and to establish exterior residential noise requirements for mixed-use development in industrial zones.

1. Amend Zoning Code to create review procedures. The draft Ordinance proposes mixed-use development projects within the Mixed-Use Overlay District be approved pursuant to a Master Plan. The Planning Commission will be the final review authority for a Master Plan for any mixed-use development project proposed in the overlay district.

The Draft Ordinance includes a provision for prescreening mixed-use development applications. To address concerns regarding the City Council's involvement in the consideration of these projects, a "Master Plan Screening Application" is proposed to be reviewed by the City Council. This process is intended to give the City Council an opportunity to comment on the project and express any concerns that should be evaluated by the Planning Commission. Council will officially comment on the proposed plan, but will not be taking any action regarding approval or denial of the application for processing by Planning Commission. Planning Commission may modify these review procedures by removing the requirement for prescreening by Council or by requiring that Council be the final review authority on a Master Plan approval.

2. Amend Zoning Code to create mixed-use development provisions. The draft Ordinance proposes a new article in the Zoning Code for a Mixed-Use Overlay District. The overlay district is intended to accomplish the following objectives:
 - (a) Meet General Plan goals to create new housing opportunities in marginal commercial and industrial areas by allowing mixed-use developments that exhibit excellence in design, site planning, integration of uses and structures, and protect of the integrity of neighboring development.
 - (b) Encourage mixed-use development projects, as allowed by an adopted urban plan, that combines residential and nonresidential uses, including office, retail, business services, personal services, public spaces and uses, and other community amenities as a means to revitalize a defined area in the city without exceeding the development capacity of the General Plan transportation system.
 - (c) Encourage a full array of different land use types and structures, including reuse of existing structures, to create an active city life and enhance business vitality.
2. Amend Zoning Code noise standards to allow exceptions for mixed-use development. The Ordinance amends Chapter XII, Noise Control, of the Zoning Code to identify residential areas in mixed-use development (indoor and outdoor) and the specified noise standards. For example, the exterior residential noise environment is currently defined as the exterior environs of a residential development which include private yard of single-family residence, multi-family private patio or balcony which is served by means of exit from inside the dwelling, balconies greater than 6 feet in depth, and common open space areas containing resident-serving amenities (i.e. pool, spa, tennis courts). The maximum exterior residential noise level in these areas is 65 dB CNEL.

For multi-family residential development or live/work units approved pursuant to a Master Plan in a Mixed-Use Overlay District, the proposed amendment would limit

the exterior residential noise area to exclude the following areas: private balconies or patios regardless of size, private or community roof decks/roof terraces, internal courtyards and landscaped walkways. In these areas, there would not be a maximum noise standard. However, resident-serving, active recreational uses such as community pool, spa, tennis courts, barbeque, and picnic areas would still have a maximum noise level of 65 dB CNEL.

The City's current interior noise standard for residential uses of 45 dB CNEL remains unchanged for mixed-use development.

R-05-06A Mixed-Use Overlay Zoning District

The rezone petition (Exhibit C of Draft Resolution) is for the application of the Mixed-Use Overlay Zoning District on the Zoning Map to the 39 acres included in the SoBECA Urban Plan. The provisions in the Zoning Code amendment related to mixed-use development shall apply to this area.

SP-05-06 SoBECA Urban Plan

The SoBECA Urban Plan (provided previously under separate cover) serves as a "regulating plan" to establish provisions for mixed-use development in the SoBECA plan area. This regulating plan defines the unique characteristics of the overlay area, including a matrix of permitted, conditionally permitted, and prohibited uses and development standards. The provisions of the mixed-use overlay district shall only be activated by adoption of a master plan. Redlined/strikeout text of amended pages of the SoBECA Urban Plan are provided as Exhibit D of the Draft Resolution.

ENVIRONMENTAL DETERMINATION

SoBECA Mitigated Negative Declaration

An Initial Study and Mitigated Negative Declaration were prepared, pursuant to the California Environmental Quality Act (CEQA). According to the initial study and mitigated negative declaration, which reflect the independent judgment of the City of Costa Mesa, significant impacts resulting from implementation of the proposed project would be mitigated to below a level of significance.

The IS/MND identifies mitigation measures, conditions of approvals, and project design features in a mitigation monitoring program. Any subsequent project-specific impacts of a mixed-use development proposal shall be identified in a separate environmental document for the development.

Public Review Period

The environmental document was available for a 30-day public review period from *February 10, 2006 through March 11, 2006*. This document was available on the City's website, Mesa Verde Library, Orange County Public Library, and City Hall.

Furthermore, the environmental document was circulated through the State Clearinghouse for review by State agencies (i.e. State Department of Toxic Substances Control, Department of

Water Resources, Air Resources Board, State Department of Housing and Community Development.)

Please refer to the SoBECA Urban Plan IS/MND (provided under separate cover) for detailed discussion of each environmental topic. The SoBECA Urban Plan IS/MND may be downloaded from the City's website at: <http://www.ci.costa-mesa.ca.us/departments/plangweb.htm>.

Responses to Comments

State law does not require a Responses to Comments document for an Initial Study/Mitigated Negative Declaration. However, given the scale and importance of this project, a Responses to Comments document was created to respond to questions received from Planning Commission/City Council during study sessions and to address comments received from the general public. This document provides responses on varying topics, including development/traffic assumptions, affordable housing issues, and proposed development standards. Please refer to Attachment 3, Responses to Comments, for more information.

ALTERNATIVES

The Planning Commission may consider the following alternative recommendations to City Council with respect to action on the SoBECA Urban Plan and Mixed-Use Overlay District:

1. *Recommend to City Council adoption of the proposed project with any modifications requested by the Planning Commission.* Planning Commission may adopt the attached resolution recommending to City Council approval of the Initial Study/Mitigated Negative Declaration, the General Plan amendment, Zoning Code amendment, and rezone petition for the application of the mixed-use overlay zoning district on the Zoning map, and SoBECA Urban Plan. This action may also include any suggested modifications to development standards, urban plan document, and draft mixed-use ordinance.
2. *Recommend to City Council denial of the proposed project.* Planning Commission may modify the attached resolution to recommend denial of the proposed project. Thus, this recommendation to City Council is to not approve the Initial Study/Mitigated Negative Declaration, the General Plan amendment, Zoning Code amendment, and rezone petition for the application of the mixed-use overlay zoning district on the Zoning map, and SoBECA Urban Plan.

CONCLUSION

Pursuant to Council direction and in conjunction with the Bristol Street Committee's recommendation, staff has prepared the planning documents required to implement a mixed-use overlay district in the Bristol Street corridor area. Staff recommends approval of the proposed project with any modifications requested by the Planning Commission.

The SoBECA Urban Plan indicates that mixed-use development projects will likely decrease overall trip generation over time when compared to more traditionally-zoned properties in Costa Mesa. The existing land uses in the base zoning district would remain in place, unless the property owner wishes to convert to mixed-use development trips pursuant through a Master Plan approval. The proposed Zoning Code amendment includes requirements for compliance with land use adjacency and compatibility standards to ensure that mixed-use development would not be adversely impacted by surrounding existing nonresidential uses. The proposed project does

not expressly authorize any specific development proposal, as subsequent Master Plan approval and project-specific environmental analysis would be required.

Attachments: 1. ~~Figure 1 - Vicinity Map and Figure 2 - Site Photographs~~
 2. ~~Draft Resolution~~
 ~~Exhibit "A": General Plan Amended Pages~~
 ~~Exhibit "B": Zoning Ordinance~~
 ~~Exhibit "C": Zoning Map Amendment~~
 ~~Exhibit "D": SoBECA Urban Plan amended pages~~
 3. ~~Responses to Comments (provided under separate cover)~~

Distribution: Deputy City Mgr./Dev. Svcs. Director
 Deputy City Attorney
 Administrative Services Director
 Transportation Services Manager
 Raja Sethuraman, Associate Engineer
 Staff (4)
 File (2)

 Bristol Street Mixed-Use Overlay Committee

RESOLUTION NO. PC-06- 17

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA, CALIFORNIA, RECOMMENDING APPROVAL OF GP-05-11A GENERAL PLAN AMENDMENT, CO-05-05 ZONING CODE AMENDMENT, R-05-06A MIXED-USE OVERLAY ZONING DISTRICT, AND SP-05-06 SOBECA URBAN PLAN REGARDING MIXED-USE DEVELOPMENT PROVISIONS, FOR THE BRISTOL STREET CORRIDOR AREA LOCATED SOUTH OF BAKER STREET, EAST OF THE SR-73 FREEWAY, AND NORTH OF THE INTERSECTION OF THE SR-73/55 FREEWAYS.

THE PLANNING COMMISSION OF THE CITY OF COSTA MESA DOES HEREBY RESOLVE AS FOLLOWS:

WHEREAS, the City Council of the City of Costa Mesa adopted the 2000 General Plan on January 22, 2002;

WHEREAS, the General Plan is a long-range, comprehensive document that serves as a guide for the orderly development of Costa Mesa;

WHEREAS, by its very nature, the General Plan needs to be updated and refined to account for current and future community needs;

WHEREAS, the proposed project involves the following: (1) GP-05-11A General Plan Amendment to establish a Mixed-Use Overlay District and related provisions in the Land Use and Noise Elements; (2) CO-05-05 Zoning Code Amendment to establish zoning provisions and review procedures and identify appropriate residential noise standards in a mixed-use overlay district; (3) R-05-06A Rezone to apply a mixed-use overlay zoning district on the Zoning Map to the specified Urban Plan area; (4) SP-05-06 SoBECA Urban Plan to adopt a regulating plan for mixed-use development in the Bristol Street corridor area;

WHEREAS, GP-05-11A General Plan Amendment amends the 2000 General Plan text as shown in Exhibit "A" to establish a Mixed-Use Overlay District and related provisions in the Land Use and Noise Elements;

WHEREAS, CO-05-05 Zoning Code Amendment amends the City of Costa Mesa Municipal Code as shown in Exhibit "B" to: (1) establish provisions for the Mixed-Use Overlay

District and (2) identify the indoor/outdoor environment of mixed-use overlay district projects which need to be in compliance with applicable residential noise standards; and

WHEREAS, R-05-06A Rezone is a rezone petition to apply a mixed-use overlay zoning district on the Zoning Map to the specified project area of the SoBECA Urban Plan;

WHEREAS, it is also necessary to adopt SP-05-06 SoBECA Urban Plan to serve as a regulating plan for mixed-use development in the Bristol Street corridor area.

WHEREAS, public hearings were held on February 13 and March 13, 2006 by the Planning Commission in accordance with Section 65355 of the Government Code of the State of California, with all persons having been given the opportunity to be heard both for and against the proposed project;

WHEREAS, the environmental review for the project was processed in accordance with the requirements of the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the City of Costa Mesa Environmental Guidelines, and an Initial Study/Mitigated Negative Declaration (IS/MND) and mitigation monitoring program were prepared;

WHEREAS, according to the IS/MND, which reflects the independent judgment of the City of Costa Mesa, the proposed project could not have a significant effect on the environment. Additionally, the evidence in the record as a whole indicates that the project will not individually or cumulatively have an adverse effect on wildlife resources or habitat;

WHEREAS, this Commission deems it to be in the best interest of the City that said General Plan Amendment, Zoning Code amendment, Rezone Petition, and SoBECA Urban Plan be adopted.

BE IT RESOLVED that the Planning Commission recommends City Council adoption of the Mitigated Negative Declaration and Mitigation Monitoring Program;

BE IT FURTHER RESOLVED that the Costa Mesa Planning Commission does hereby recommend to the City Council adoption of General Plan Amendment GP-05-11A that amends the text of the 2000 General Plan as set forth in Exhibit "A", which is attached to this resolution.

BE IT FURTHER RESOLVED that the Costa Mesa Planning Commission does hereby recommend to the City Council adoption of CO-05-05 Zoning Code amendment, as set forth in Exhibit "B," and adoption of the R-05-06A Rezone Petition as set forth in Exhibit "C", both of which are attached to this resolution.

BE IT FURTHER RESOLVED that the Costa Mesa Planning Commission does hereby recommend to the City Council adoption of the SoBECA Urban Plan, which is on file with the City of Costa Mesa Planning Division with the addition of the amended text set forth in Exhibit "D", which is attached to this resolution.

PASSED AND ADOPTED this 13th day of MARCH, 2006.

A handwritten signature in black ink, appearing to read 'Bill Perkins', written over a horizontal line.

Bill Perkins, Chairman
Costa Mesa Planning Commission

STATE OF CALIFORNIA))ss
COUNTY OF ORANGE)

I, R. Michael Robinson, secretary to the Planning Commission of the City of Costa Mesa, do hereby certify that the foregoing resolution was passed and adopted at a meeting of the City of Costa Mesa Planning Commission held on March 13, 2006, by the following votes:

AYES: COMMISSIONERS: PERKINS, HALL, EGAN, FISLER, GARLICH

NOES: COMMISSIONERS: NONE

ABSENT: COMMISSIONERS: NONE

ABSTAIN: COMMISSIONERS: NONE

R. Michael Robinson
Secretary, Costa Mesa
Planning Commission

Excerpt from the minutes of the Planning Commission meeting of March 13, 2006

The Chair opened the public hearing for consideration of City-initiated projects to create a Mixed-Use Overlay District for the Bristol Street corridor area (SoBECA Urban Plan) and Westside Costa Mesa area (Westside Urban Plans), as follows:

SoBECA URBAN PLAN:

- (a) GP-05-11A GENERAL PLAN AMENDMENT - A Resolution of the City Council of the City of Costa Mesa: (1) to amend the description of specified land use designations (i.e. General Commercial and Light Industrial) to allow mixed-use overlay district; (2) to include references to the SoBECA Urban Plan; (3) to amend the Noise Element to describe acceptable exterior residential noise standards for specified areas of residential or mixed-use development in the overlay district. Environmental determination: Mitigated Negative Declaration.
- (b) CO-05-05 ZONING CODE AMENDMENT - An Ordinance of the City Council of the City of Costa Mesa, California amending Title 13 of the Costa Mesa Municipal Code to establish provisions and review procedures for a mixed-use overlay district and to identify acceptable exterior residential noise standards for specified areas of a residential or mixed-use development in the overlay district. Environmental determination: Mitigated Negative Declaration.
- (c) REZONE PETITION R-05-06A FOR MIXED-USE OVERLAY ZONING DISTRICT – Application of the Mixed-Use Overlay Zoning District on Zoning Map for SoBECA Urban Plan area. Environmental determination: Mitigated Negative Declaration.
- (d) SOBECA URBAN PLAN SP-05-06 – Urban Plan to allow all types of mixed-use development (vertical, horizontal, and live/work) in the plan area pursuant to an approved Master Plan. Environmental determination: Mitigated Negative Declaration.

Senior Planner Claire Flynn reviewed the information in the staff report and gave a presentation. She said staff is recommending that Planning Commission recommend to City Council: (1) adoption of the Initial Study/Mitigated Negative Declaration for SoBECA Urban Plan; (2) approve General Plan Amendment GP-05-11A to amend the description of specified land use designations and include references to SoBECA Urban Plan and to amend Noise Element to describe acceptable exterior residential noise standards for specified areas of residential or mixed-use development in the overlay district; (3) adopt Ordinance and Rezone Petition for a Mixed-use Overlay District for SoBECA Urban Plan area; and (4) adopt SoBECA Urban Plan, by adoption of Planning Commission resolution.

There was discussion between the Chair and Ms. Flynn regarding the definition of unnecessary noises.

Keith Clay, LSA Associates, 20 Executive Park, Irvine, further clarified that there are regulations listing the specific noise level that cannot be exceeded within the City limits at a neighboring residential property line.

The following people commented on the SoBECA Urban Plan:

SOBECA URBAN PLAN
PUBLIC COMMENT:

●Jerald Russell, owner of Engineered Precision, Inc., 607 Randolph Avenue, Costa Mesa, expressed compatibility concerns between the mixed residential use and industrial use. He said Ms. Flynn has assured him it is not the intent of the plan to cause businesses to change, but requested stronger language be written into the law. ●Sam Clark, 3077 Coolidge Avenue, Costa Mesa, was on the SoBECA Committee when it was being drafted and he favors what they have tried to accomplish. He believes this is an excellent plan and that over time, it will help to revitalize the area allowing businesses to migrate into a more neighborly residential-type location; it will allow the businesses to continue to operate. He said the overlay gives business people an opportunity to "choose to upgrade" a property and would allow the area to change slowly, over time. He encouraged the Commission to recommend the plan to City Council. ●Al Marshall, 177 Riverside Avenue, Newport Beach, representing the Red Mountain Retail Group for a property at 801 Baker Street, stated that they are in complete agreement with this plan and proposal. He said the Committee allowed them to frequent their meetings and make comments and suggestions. They are pleased with the direction this proposal has taken and the work and effort the City has put into it. He said staff's research has been exceptional and they completely concur with everything that's being done as property owners there. He urged approval of the proposed project and thanked everyone involved for their efforts. ●Chris Bennett said he works at The Lab, and working this neighborhood, while there isn't a mixed-use zone at this time, there is significant mix of uses with commercial, industrial, residential immediately behind the shopping center; there are offices immediately behind the industrial buildings. He believed as far as a model and testing out this concept and applying this in our City, SoBECA is probably a great location to start. They do not have those conflicts with residential and the shopping center; there are no conflicts with the office or industrial uses, and any concerns have played out naturally in this area. He felt the SoBECA plan would a great improvement.

Vice Chair Hall indicated, that one of the speakers had concerns regarding the noise level and requested that staff explain the City's code regarding ambient noise. Ms. Flynn stated that there is discussion in the amended noise ordinance provided as an attachment to the staff report that describes ambient noise levels that may be acceptable for projects that are proposed in the Mixed-Use Overlay District. In further response to another question from Vice Chair Hall regarding normal manufacturing noise in an industrial building,

Ms. Flynn confirmed that the amendments to the noise ordinance would address the fact that a legally operating industrial business may have noise associated with that business, and that the City's noise standard of 65 CNEL would not be applied to the exterior areas of any residential component of a mixed-use development and residential development in the overlay district (specifically, roof decks, garden decks; and individual private patios).

No one else wished to speak and the Chair closed the public hearing.

MOTION:
SoBECA Urban Plan
Recommended to City Council

A motion was made by Commissioner Fisler, seconded by Vice Chair Hall and carried 5-0, to recommend to City Council: (1) adoption of the Initial Study/Mitigated Negative Declaration for SoBECA Urban Plan; (2) approve General Plan Amendment GP-05-11A to amend the description of specified land use designations and include references to SoBECA Urban Plan and to amend Noise Element to describe acceptable exterior residential noise standards for specified areas of residential or mixed-use development in the overlay district; (3) adopt Ordinance and Rezone Petition for a Mixed-use Overlay District for SoBECA Urban Plan area; and (4) adopt SoBECA Urban Plan, by adoption of Planning Commission Resolution PC-06-17, based on information and analysis in the Planning Division staff report and findings contained in exhibit "A."

During discussion on the motion, Commissioner Garlich felt it would be appropriate to go back historically to the genesis of the SoBECA Urban Plan. He recalled that people who were around when the Oil Stop business came along (now in business on the corner of Paularino Avenue and south Bristol Street), there were some recommendations made that had to do with the Oil Stop being inconsistent and not appropriate for the future development of that area. Planning Commission thought a beautification plan was needed that would set standards for future applications. This was the start of what turned out to be the Bristol Street Mixed-Use Committee, and eventually, this plan.

Chair Perkins remembered he had called Chairwoman Foley because he wanted to be a liaison on the Bristol Street Mixed-Use Overlay Committee. He agreed and said that it was the start of some good ideas, research, and diligent work effort on the part of Committee members and he was very proud about how it has evolved into the SoBECA Urban Plan.

Commissioner Fisler thanked the SoBECA Committee and alternates, City staff, liaisons from Planning Commission, City Council and the Parks and Recreation Committee, for all their time and research. He felt a great document was produced for Planning Commission to finally be able to "get their arms around" through many months of study, and it has resulted in a great plan.

Commissioner Egan said she agrees with what has been said so far and believes we are very fortunate as a City, to have people with this kind of talent and creativity who are willing to devote their time to a plan like this. She believes it is a great plan and she is very happy that "all those folks got together and created it." She was also happy that staff was able to get their arms around it for a professional point of view before presenting it to the Planning Commission. She thanked everyone involved.

In response to a question from the Chair, Mr. Robinson said this item would be going to City Council on April 4, 2006



CITY OF COSTA MESA

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DEVELOPMENT SERVICES DEPARTMENT

**FOR ATTACHMENTS NOT INCLUDED IN THIS REPORT,
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